# Missouri State Capitol

Jefferson City, Missouri

2025 Master Plan Update
Project No. O2437-02

11 July 2025

MOCA
SYSTEMS, INC.

# 2025 Master Plan Update

Missouri State Capitol | Project No. 02437-02

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# Introduction and Acknowledgments

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# Introduction

## 2025 MISSOURI STATE CAPITOL MASTER PLAN UPDATE OBJECTIVE

In February of 2025, the Missouri State Capitol Commission (MSCC), with the support of the Office of Administration, Division of Facilities Management, Design and Construction (OA-FMDC) (herein collectively referred to as the State), initiated a process to develop a comprehensive 10 year master plan for the State of Missouri Capitol Building, Grounds and Complex in Jefferson City, Missouri. The State procured MOCA Systems, Inc. (MOCA) as one of two teams to develop this "once-in-a-generation" vision for this comprehensive master plan effort.

This Missouri State Capitol 2025 Master Plan Update document is a living document that provides a comprehensive view and strategy for the restoration, preservation and expansion of the State of Missouri Capitol Complex. The Master Plan should be reviewed periodically and, as appropriate, amended and modified to maintain the long-range 10-year-view.

The goal of the Master Plan was to provide good, better and best options for the State to review with a design that does not exceed a total project budget of $595 million. This document provides the following goals, objectives and actions that are required to implement the desires of the State. The 2025 Capitol Master Plan must:

- Include general renovations, restorations, and preservation throughout the Capitol Building to reestablish its architectural integrity.
- Examine current space utilization throughout the building and propose programming and general recommendations to address overcrowding.
- Remove the "mezzanine offices" throughout the Capitol Building and propose new office layouts for Executive and Legislative branches of State government.
- Strive to keep as many current occupants as possible within the capitol Building. All members of the General Assembly and Statewide office holders currently have an office within the Capitol Building.
- Include recommendations for support services/staff that could be relocated.
- Propose meaningful alterations within the Capitol Building and Complex to address accessibility and principles of universal design.
- Propose a new Senate Parking Garage and evaluate the inclusion of a House of Representatives Parking Garage.
- Include the removal of basement level parking and the reconfiguration of basement level programming.
- Incorporate new energy-efficient building systems into all proposed structures.
- Incorporate a new Visitor entrance that can accommodate large groups.
- Include recommendations for any modifications to West Capitol Avenue to encourage a pedestrian-friendly "campus".
- Provide access for all State team members and visitors in a safe and secure environment.
- Evaluate existing structures and spaces near the Capitol that are currently owned by the State or available for acquisition.

# The Planning Process

The State began the planning process in July 9, 2018 with a Vision Workshop conducted and facilitated by MOCA. MOCA was then procured to develop the 2019 Capitol Master Plan, Design Guidelines, and Historic Structures Report. In 2023, MOCA was asked to provide a Master Plan update which included recommendations for project program, phasing and sequencing, budget, schedule, test fit layouts, and delivery method recommendations. The 2023 Master Plan proposed 4 options which included the following:

- 2023 Option 1: Use of MODOT Building| $33.5m
- 2023 Option 2: Develop Smaller Extension | $202.4m
- 2023 Option 3: Develop Larger Extension | $188.4m
- 2023 Option 4: Remove Mezzanines Only | $106.6m

In February of 2025, the State once again retained MOCA to develop a 2025 Master Plan Update for the Capitol Complex, with the goal of developing good, better and best master plan options with a new target total project budget of $595 million.

MOCA began the 2025 master planning process by thoroughly reviewing past materials developed, and analyzing the current needs and goals of the State. MOCA held an initial 2-day visioning workshop charrette to verify the programmatic needs, the project goals, the priorities, and re-confirm the guiding principles, imperatives and guidelines. After the visioning charrette, MOCA held a series of collaborative topic-based discussions:

March 28, 2025: Master Plan Concepts
April 11, 2025: Phasing and Sequencing
April 28, 2025: Capitol Restoration and Expansion Schemes

Through these discussions, MOCA developed two comprehensive approaches that were presented in the May 1, 2025 Capitol Commission Presentation and Open House.

- Option 1 - North and South Expansion
- Option 2 - North Only Expansion (Two Level)

Both proposed schemes included:

- A new senate parking garage
- Closure of the vehicular road on the south side of the Capitol
- A new oval shaped pedestrian only walkway around the Capitol Complex
- A new visitor center and entry
- Offices for all legislative members located within building (either historic capitol or expansion)
- New hearing rooms

Based on the feedback received, MOCA proceeded with the North and South Expansion option with good, better and best versions aligned with project goals and budgetary targets. The project will be implemented in a phased approach, utilizing the north expansion as the swing space while the remainder of the project is completed. It was determined that the Legislative Chambers must remain open and operational during legislative sessions which guided our team in the development in the phasing and sequencing of the project. The project will be concurrently constructed into three scopes of work and phased as follows:

Scope 1: Senate and Visitor Parking Garage

Scope 2: North and South Expansion, Basement, and Capitol Grounds improvements

- Phase 1: North Expansion and North Capitol Grounds
- Phase 2: South Expansion, South Capitol Grounds, 1/2 Basement
- Phase 3: Remaining 1/2 Basement

Scope 3: Capitol Restoration Levels 1 and Above (Renovated in quadrants)

After the refinement of the master plan scheme and development of the phasing strategy, MOCA test fit the project program into the expansion and basement to develop two potential approaches to the expansion including a rectangular scheme and a round scheme. Both approaches work within the allotted budget and meet all the programmatic requirements.

**MODOT**

In our analysis and development of options, MOCA explore the use of MODOT, an adjacent state-owned facility located on the Capitol Grounds, which is approximately 79,326 sf of space located within 315 feet of the Capitol. The use of MODOT was rejected by the State due to the following concerns:

- The building must be purchased for $50 million which would utilize almost 10% of the total project budget.
- The building is not ideally planned for legislative office functions. MODOT was developed as a more conventional office building and would require significant modification to meet the needs of the legislature.
- While on the Capitol Grounds, MODOT does not meet the functionality requirements in terms of proximity, as members and staff would need to walk across the Capitol Grounds or through an underground tunnel to do business within the Capitol. Proximity was seen as a critical and paramount issue that governed many decisions in the Master Planning effort.

**SCHEDULE**

Schedule development has been built around the phasing approach and three scopes of work. Below is the high-level summary of the approach to the project schedule, which is 95 months (7 years, 9 months) from the notice to proceed for the Owner's Representative:

| | |
|---|---|
| July 2026 | Owner's Representative NTP (Notice to Proceed) |
| January 2027 | A/E and Contractor NTP |
| April 2028 | Commencement of Construction |
| April 2029 | Parking Garage Complete |
| January 2033 | Capitol Grounds, Expansion, and Basement Complete |
| January 2034 | Capitol Restoration Complete |

The project schedule will be fully vetted and refined when the Contractor is on-boarded and can analyze the developed design in more detail.

**BUDGET**

The budget was developed through three scenarios (Good, Better, and Best) to provide an estimate for the varying program and scopes detailed in each option. Following a meeting with the steering committee, markups along with owner/soft costs for the options were agreed upon which are detailed in Section 12: Budget. The estimates are then broken down by project – Capitol Restoration, Expansions, Parking, and Site. The total costs for each option are summarized below:

| | |
|---|---|
| Good: | $594,933,081 |
| Better: | $748,574,988 |
| Best: | $846,452,895 |

**NECESSITY**

In Section 5: Existing Site and Capitol Building, we have included photos that visually illustrate the critical condition of the Capitol building. Antiquated building systems have exceeded their life expectancy and damage to the historic fabric continues to occur throughout. Failing pipes and hazardous electrical conditions highlight the critical needs within the infrastructure, while interior additions that did not stay true to the architectural vision have created spaces that do not comply with accessibility and safety. There are many critical code and fire life safety issues which need attention to ensure the building is safe for both employees and visitors alike. Additionally, the Senate parking garage has outlived its life expectancy and is no longer functional for the needs of today's legislature. The capitol grounds are in need of significant modification to eliminate conflicts with vehicles and pedestrians and enhance the visitor experience to the historic Capitol Grounds.

# Acknowledgments

**2025 MISSOURI STATE CAPITOL COMMISSION**

- Representative Rudy Veit, Chair
- Joseph Engler, Vice Chair, House Chief Clerk and Administrator
- Ken Zellers, Member, Commissioner of the Office of Administration
- Patrick Baker, Member, Senate Administrator
- Representative Bridget Walsh Moore, Member
- Senator Barbra Washington, Member
- Senator Cindy O'Laughlin, Member
- Lieutenant Governor David Wasinger, Member
- Kenneth (Kenny) Jones, Member
- Kurt Witzel, Member

**MISSOURI OFFICE OF ADMINISTRATION FACILITIES MANAGEMENT DESIGN & CONSTRUCTION (FMDC)**

**Office of Administration**

- Caroline Coulter, General Council and Deputy Commissioner of the Office of Administration

**Statewide Offices**

- Denny Hoskins, Secretary of State
- Scott Fitzpatrick, State Auditor
- Vivek Malek, State Treasurer

**Facilities Management, Design & Construction**

- Brian Yansen, Division Director
- Brian Smith, Deputy Director of Design & Construction
- Brad Schaefer, Project Design Unit Supervisor
- Sandra Walther, Project Management Unit Section Leader
- Andrew Friedmeyer, Project Manager of the Capitol Complex

# Executive Summary

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# Executive Summary

## SUMMARY

When the Capitol was initially envisioned, it provided a wide variety of spaces within its walls for almost all State Government offices. However, over time many of those offices have grown to exceed the space available within the Capitol and have relocated to other buildings outside of the Capitol building.

With each successive exit of a state agency or office, spaces were backfilled by legislative functions.

In 1950, the basement level was added to the Capitol where it was once used as a storage area for automobiles and freight wagons. This provided a relief valve regarding the pressure of legislative needs such as meeting rooms, hearing rooms, and legislative staff office space for support functions. This relief only lasted a short while and was eventually outgrown as additional functions and staff were crammed into tighter and tighter spaces.

In 1974 and 1984, the mezzanines were constructed around the perimeter of the first floor and, to a lesser degree, along the south edge of the second floor.

This expansion has greatly impacted the building. The character of the building on the first and much of the second floor has been altered to where the once glorious naturally-lit hallway from daylight transmitted through the outer offices to the interior corridor has now been all but completely closed off.

Even with the use of the basement and the added space provided by the mezzanines, the demand for functional space to support the legislature has continued to place pressure on the Capitol building. Without a comprehensive overall approach to a solution, the Capitol is in danger of incurring sustained and significant damage by continuing to impact the historical spaces with future modifications, such as inappropriate mezzanines or other types of expansions.

The Missouri State Capitol Commission (MSCC) recognized this in 2016 and since then has been working to develop a comprehensive approach to the planning for the future use of the Capitol.

## 2025 MASTER PLAN UPDATE

In July of 2018, MOCA Systems Inc., an Owner Representative firm specializing in Capitol restorations, was retained to develop the 21st Century State Capitol Restoration Project Long Range Master Plan and Historic Structures Report for the State Legislature for consideration and funding in 2019, 2023, and now 2025.

MOCA's first action was to hold a Vision Session with the members of the Capitol Commission and other invited leaders of the State in order to review and confirm applicable information from past documents; the Guiding Principles was among this information. Three Guiding Principles were confirmed:

- Integrated Campus Concept with Functional Space
- Architectural Integrity and Historic Character
- Open Public Building

Each of these are further explained within this document in greater detail.

The following are the key elements that comprise the Comprehensive Capitol Restoration/Expansion Master Plan:

### 1. MASTER PLAN CONCEPTS

- Preservation of Vistas
- Sacred Lawn
- Enhanced Pedestrian Experience
- Visitor Access
- Internal Axis
- Access to Rotunda

### 2. EXPANSION TO THE NORTH AND SOUTH

The planned North expansion will include roughly 50,000 SF of new office and service space. The planned South expansion will include approximately 30,000 SF of new hearing rooms, service space, and a visitor center.

Presently there is no adequate visitor center, leaving large groups and school children with no gathering space within the building other than the first floor of the rotunda. The new expansion will provide for security screening and will serve as the primary entry point. The basement is currently occupied by the majority of legislative staff and the House Meeting/Hearing Rooms. The space is poorly organized and configured around parking located in the center of the building. The current House Hearing Rooms are small and do not provide the full capability of a modern Capitol Hearing Room. The structure of the Capitol limits the Hearing Rooms because of close column spacing and limited ceiling height. The staff offices have been squeezed into the remaining spaces, creating a highly inefficient working environment for the legislature.

### 3. RESTORATION OF THE CAPITOL

Modifications within the Capitol to increase square footage over time have created the current overcrowding. The largest contributors have been:

- Mezzanines which compressed the building.
- Mechanical and electrical systems which have required the lowering of ceilings.
- The elimination of natural lighting within public corridors due to lowered ceilings.
- Office space that backfilled the available space requiring a number of inefficient individual mechanical units.

The Master Plan recommends returning the Capitol to the original architectural integrity that was designed by Tract and Swartwout in 1917. This will require the removal of all the mezzanines, dropped ceilings and mechanical duct work as well as the reassignment of office, meeting, and functional spaces within the building.

The result of this recommendation will be to decompress the Capitol and to provide more light into the public corridors while improving the functional space needs within the building. However, the number of Member offices on floors 1 through 4 will be significantly reduced for the House (due to the removal of the mezzanine spaces). The Master Plan proposes relocating these member offices to a newly organized and well designed basement and expansion that will provide for greater access and more effective member office layout.

On floors 1 through 4, the perimeter offices are all in need of renovation and restoration to return to the offices to the original design which included higher ceilings and the ability for the transmittal of daylight through the transom/sidelight to the public corridors. This Master Plan proposes a concept for both Senate and House Member offices that will provide for effective function, while allowing for the restoration of light to the public corridor.

The public spaces are generally in good condition and have been well maintained throughout the Capitol. While there will need to be some cleaning of stone, the Master Plan is recommending that the House and Senate Chambers, Chamber galleries, or public spaces be left as they currently are as they have been updated in recent past. However, if the "C" option is selected (see Section 03: Process Summary), restoration can include restoring interior finishes which may involve these spaces as necessary. The House and Senate Chambers will remain the primary meeting areas for legislative session and the work will need to be organized to accommodate the legislative schedule.

# Executive Summary

### 4. PARKING

Parking is presently distributed in four primary locations. The Master Plan recommends the consolidation and modification to the parking as follows:

- Capitol basement parking will be mostly eliminated, with the exception of a few parking stalls on the east side to accommodate the Governor and other key individuals.
- All site parking is to be eliminated.
- ADA parking to be available on Broadway St. for easy accessibility to the visitor center.
- Public street parking around the Capitol to be eliminated to provide for a better overall flow of traffic around the Capitol. This will require the addition of approximately 250 public parking stalls to be included within the new Senate parking structure to the northeast of the Capitol.
- Senate parking to be demolished and a new 600 stall parking structure (inclusive of visitor parking) to be constructed on the same general site, absorbing the displaced parking from the basement and site parking.
- House parking to remain as it is however, is budgeted in the “Best” option for a new structure if selected.

### 5. SAFETY AND SECURITY

To enhance security and to achieve an open secure boundary, the following enhancements/changes will be made:

- Vehicle circulation will be only occur along the north (no longer on the south), in an effort to eliminate pedestrian / vehicular conflicts on the south and limit traffic adjacent to the Capitol building.
- Pedestrian circulation will be expanded so people can safely walk around the entire building along the “Oval Walkway.” With the removal of vehicular traffic on the south, pedestrians can safely approach the building and have organized screening points to increase security.
- Staff and employee access through the current first floor entry or other doors will occur through the use of card readers. A secure tunnel for members from the new Senate garage, as well as a new accessible tunnel from the House garage, will be available to gain direct access into the north expansion.
- Increased presence of officers trained to spot those with criminal intent, other presence.
- Surveillance equipment with an improved security office is recommended.

### 6. PHASING AND SCHEDULE

MOCA reviewed several approaches for phasing. These approaches ranged from one move to four moves, some to off-site swing spaces and others utilizing the new expansions. Our team evaluated considerations such as cost, overbuild & build-back, and disruptions to the users. Ultimately, the phasing strategy that utilized the North Expansion as swing space and restored the Capitol in four quadrants was selected due to the ability to keep the Capitol operational and keep members and staff within the Capitol building/expansion for close proximity.

This approach starts with Phase 1 which includes the construction of the North expansion, Parking Garage, and the north site enhancements. During Phase 2, half of the Basement and one quadrant of the Capitol are renovated, along with the construction of the South expansion and south site enhancements. Any displaced members residing in these spaces will be relocated to the new North expansion. Once those members are in their newly renovated spaces, Phase 3 includes renovating and relocating the other half of the Basement and another quadrant of the Capitol. Phase 4 and 5 encompass the transitions for renovation and relocation of the remaining two quadrants.

The current schedule anticipates that planning and construction of the multi-year phased approach will be approximately a 95-month (7-year, 9 months), with a 72-month (6 year) construction schedule. The project is anticipated to be completed in 2034.

### 7. COST

The cost to accomplish this work is provided in Section 12: Budget of this Master Plan document. This includes all of the restoration, expansion and parking recommendations contained within the 2025 Master Plan Update.

As the analysis of the building problems and restoration needs were determined, it became clear to MOCA that the ability to break up the restoration into smaller discrete pieces of the restoration that could be bid or contracted separately over time by the Administration was not feasible nor recommended. This is largely due to the need to completely redesign and relocate all of the mechanical, plumbing, and electrical within the building. The largest and most difficult aspect of this work is the replacement of the mechanical system with a four-pipe vertical distribution system using chilled and hot water from the Central Plant and perimeter fan coil units. These systems will replace the horizontal systems currently in use in the Capitol.

MOCA has reviewed several options within phasing, programming (Good, Better, and Best), excavation, and expansion. The assortment of options presented either kept the project on budget or added significant costs. These can be reviewed in the following sections.

### 8. DELIVERY METHOD

The project is exceptionally complex and, after review of the different delivery methods, MOCA is suggesting that the project be completed in five phases of work using one delivery method known as a Construction Manager at risk (CMAR). This delivery method is explained in more detail within Section 14: Project Delivery and Procurement of this document.

# Process Summary

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# Process Overview

**21st Century State Capitol Restoration Project - Master Plan, Design Guidelines, and Historic Structure Report**

September 10, 2019


**21st Century State Capitol Restoration Project - Long Range Master Plan**

March 31, 2023


**2025 Master Plan Commences**

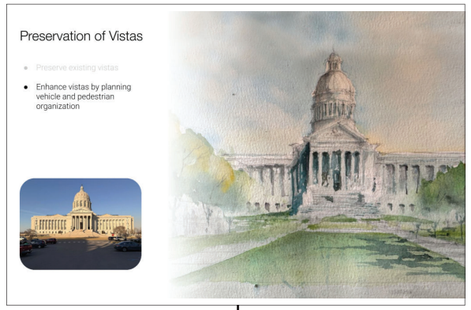
February 10, 2025

**In-Person Charrette**

March 11-12, 2025

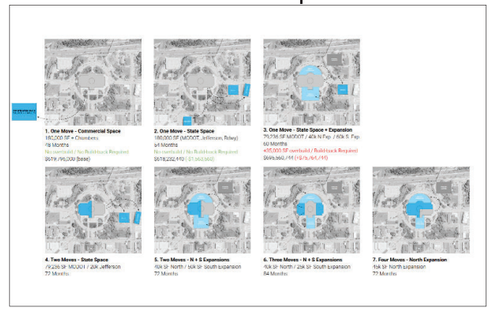
**Topic: Master Plan Concepts**

March 28, 2025




**Topic: Phasing and Sequencing**

April 11, 2025



# Process Overview

**Topic: Capitol Restoration and Expansion Schemes**

April 28, 2025


**Interim Capitol Commission Presentation + Open House**

May 01, 2025

**Topic: Summary Meeting**

May 23, 2025

**Topic: Project Updates**

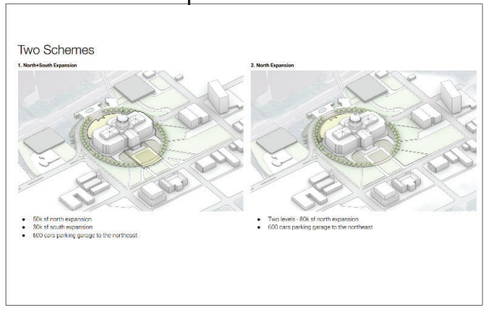
June 13, 2025

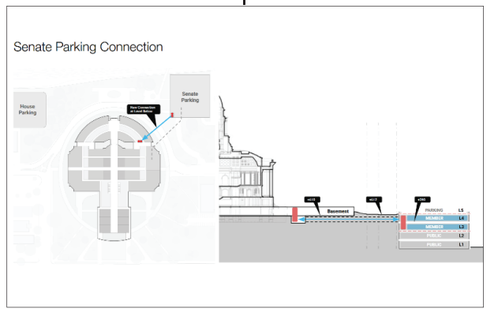
**Master Plan Completion**

July 11, 2025

**Capital Commission Presentation**

August, 2025




# Visioning and Charrette Workshop

**PROCESS**

MOCA hosted a productive two-day visioning and charrette workshop in Jefferson City as part of the ongoing Missouri State Capitol Master Plan effort. The workshop brought together representatives from the Capitol Commission, Statewide Offices, the Office of Administration, and Facilities Management Design & Construction to engage in a collaborative and inclusive process designed to capture what is most important to all stakeholders.

The goal of the workshop was to ensure broad engagement and open dialogue, allowing all voices to be heard so that the planning team could explore a wide range of ideas and proceed with the most informed and strategic direction.

The workshop consists of a series of focused activities, including discovery sessions to understand stakeholder needs, validation of guiding principles from the previous master plan, program prioritization exercises, exploration of six preliminary site and program strategies, topic-based discussions on key issues such as phasing and cost, and a tour of the Capitol to evaluate existing conditions.

**WHAT WE HEARD**

Needs:
- Removal of Mezzanines
- Functionality
- Proximity
- Building System Upgrades
- Accessibility
- Security
- Fire Life Safety
- Health & Wellness
- Sustainability
- Parking

Wants:
- Tourism
- Cafeteria
- Gym & Shower
- More Meeting Rooms
- Public Parking
- Visitor Center

**GUIDING PRINCIPLES**

MOCA confirmed the following principles from the previous plan still applied:

1. Integrated Campus Concept with Functional Space

2. Architectural Integrity and Historic Character

3. Open Public Buildings

# Visioning and Charrette Workshop

## SITE/PROGRAM

In the interactive site and program planning exercise, participants engaged with a range of hands-on tools to explore ideas in a tactile and visual way.

MOCA prepared a large physical site model with removable components representing the Capitol building and key zones of the site, providing flexibility to visualize and explore different site and program arrangements.

Color-coded program blocks allowed participants to test different configurations, arrange program elements spatially, and explore options for site layout, circulation, building size, and location.

Tracing paper and site plans were used to quickly sketch ideas as a way to capture and formalize concepts generated through the physical model planning exercise. This allowed participants to visualize spatial relationships, explore building massing, and refine site strategies in real time. As ideas, concerns, and priorities were discussed, the team worked collaboratively to translate those insights into six distinct preliminary site and program concepts.

## PROGRAM CATEGORIES

Working collaboratively with the members of the steering committee and others in attendance, MOCA facilitated a group exercise to categorize the program into three categories:

- 1 - The minimum requirements critical for a successful project.
- 2 - Important items that add value but are not critical.
- 3 - Desirable features that are not dependent upon project success.

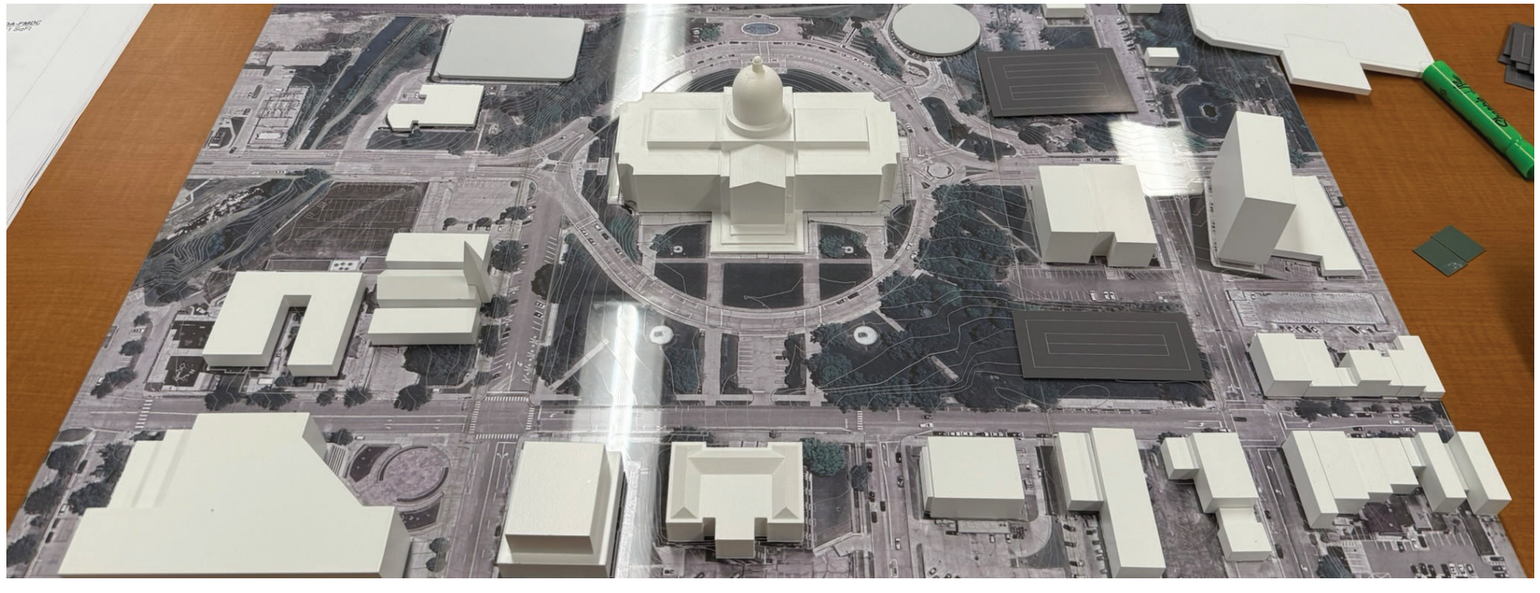
During the discussion, members of the steering committee, along with representatives from the House and Senate, shared their perspectives on the identification and placement of each program element within these categories.

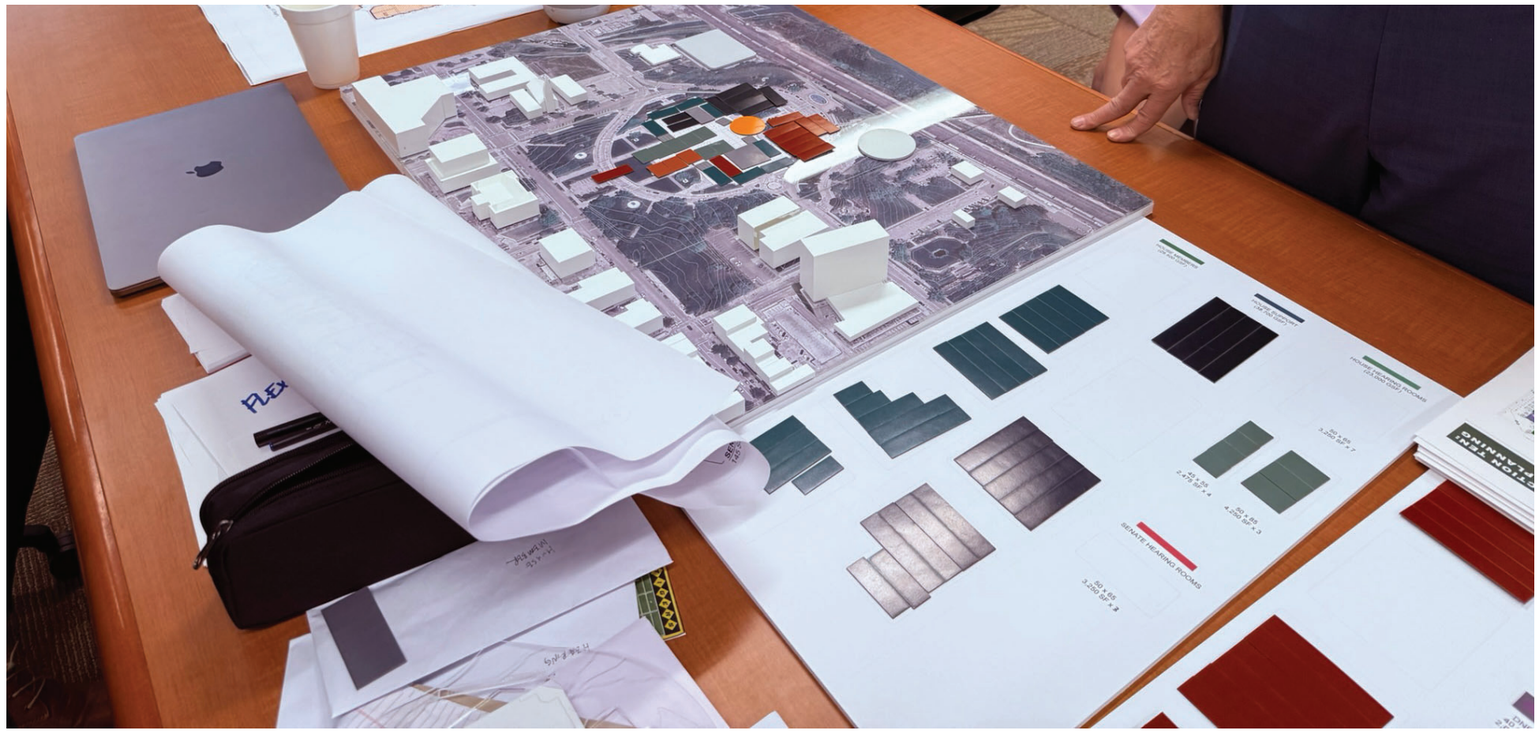
## PROGRAM/SITE VERIFICATION

Following the assignment of program elements into Program Options 1, 2, and 3 categories, MOCA continued concept development.

Building on the work from Day 1, Concept 6 was refined using program from Program Option 1. The design test fit focused on containing the minimum programmatic scope within the boundary of the circular ring road.

During the workshop, MOCA simultaneously began refining the budget and developed a preliminary draft cost estimate for the basic - or Good - option.





# Site/Program Concepts

**CONCEPT 1**

This scheme prioritizes an east-west organizational axis, underpinned by a subterranean southern expansion extending toward W Capitol Avenue. The expansion is anchored by a centralized service core, flanked by legislative support zones serving the Senate and House. Hearing rooms align along the E-W axis, fostering axial clarity and formal order. House member offices are organized concentrically around the hearing rooms, remaining within the original Capitol footprint. This spatial configuration enables the visitor center to be positioned to the north, strategically adjacent to both parking structures for ease of access.

Concept 1 was eliminated due to:

- Challenges with hearing rooms in the existing basement column grid
- Less than desirable Visitor circulation, which is best in a N/S axis configuration.
- Difficulty achieving the necessary expansion space to accommodate the program.

**CONCEPT 2**

Concept 2 adopts a north-south axial orientation, again incorporating a southern below-grade expansion reaching W Capitol Avenue. As in Concept 1, Senate and House support spaces are located along the expansion's periphery. However, the hearing rooms run N-S, connecting areas directly to the northern visitor center. The eastern portion accommodates Senate members and essential service functions, while the western side provides for House support and more service space. House member offices are situated along the existing Capitol building edges, ensuring continuity with the existing fabric.

Concept 2 was eliminated due to:

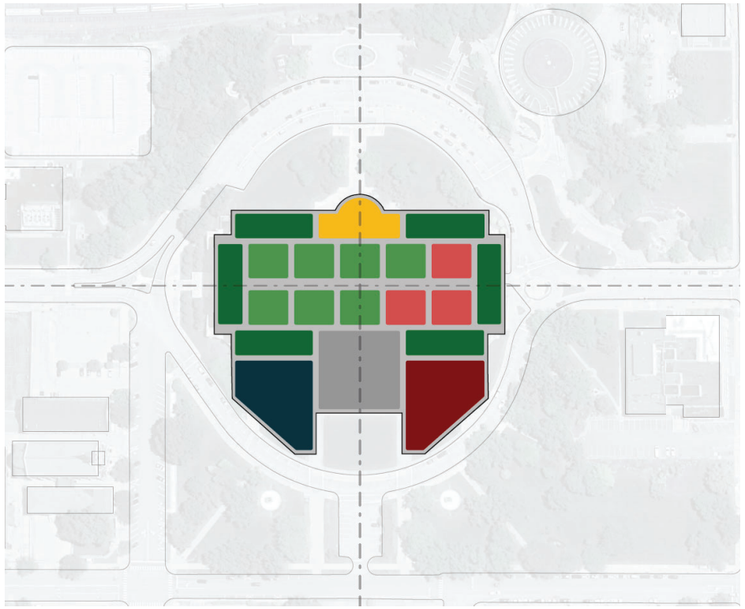
- Difficulty achieving the necessary expansion space to accommodate the program.

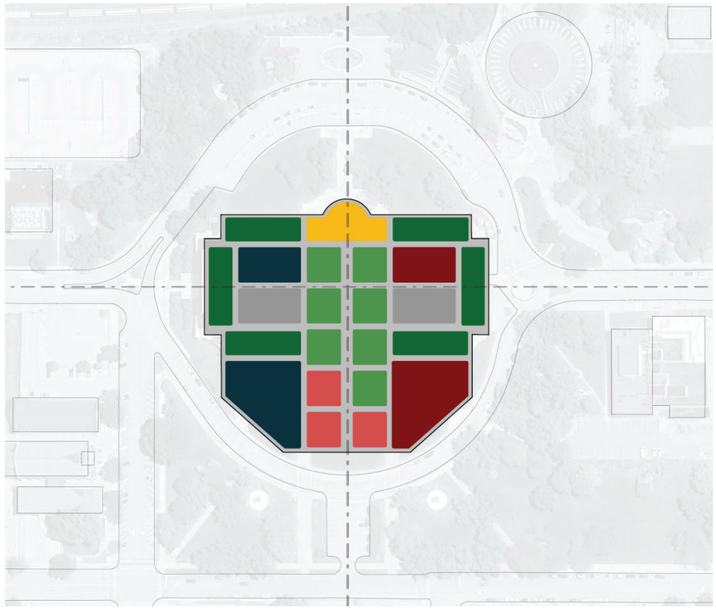
**CONCEPT 3**

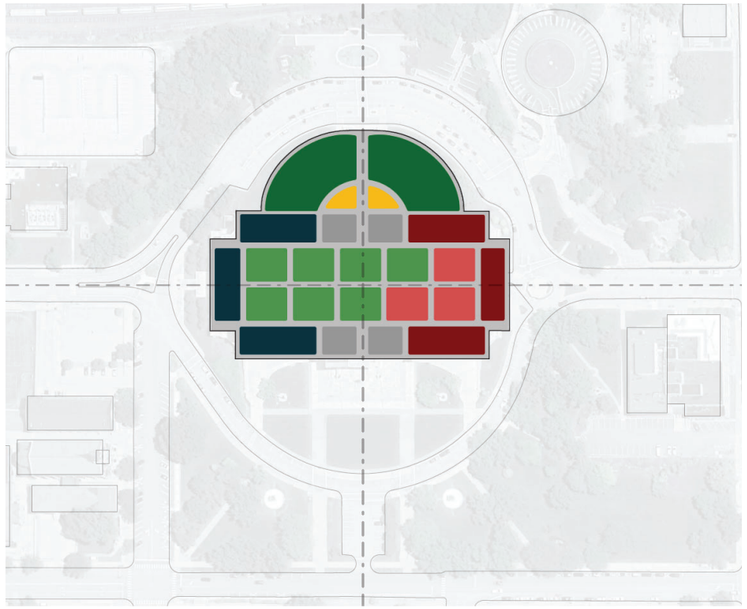
Focusing once more on the east-west axis, Concept 3 shifts the expansion northward, also below grade, terminating at W Capitol Avenue. This orientation maximizes access to daylight, particularly beneficial for House member offices, which occupy the majority of the northern addition. South of these offices lies the visitor center, embedded within the expansion but oriented for public access. The hearing rooms for both chambers align along the E-W axis, flanked by Senate support to the east, House support to the west, and service cores positioned both to the north and south, reinforcing a balanced and efficient spatial hierarchy.

Concept 3 was eliminated due to:

- Challenges with hearing rooms in the existing basement column grid
- Difficulty achieving the necessary expansion space to accommodate the program.







*Senate Support* *House Hearing Rooms* *Service* *Senate Hearing Rooms* *Cafeteria* *Visitor Center* *House Support* *House Members*

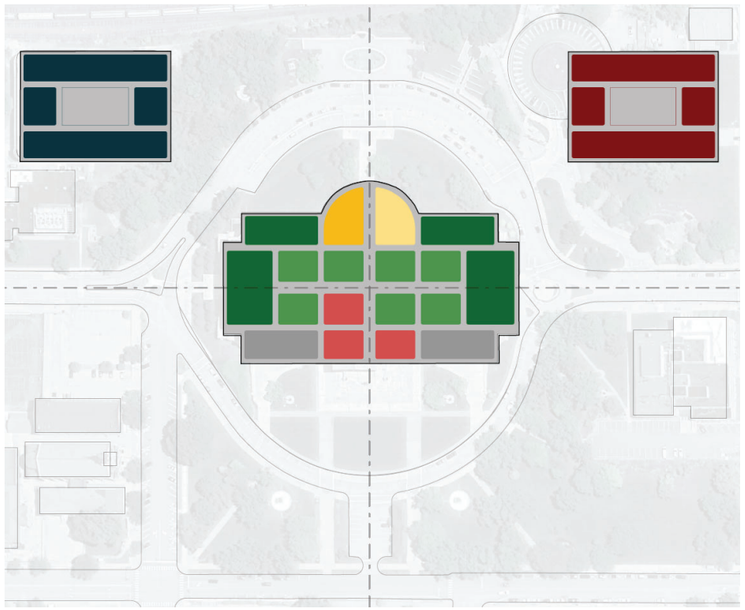
# Site/Program Concepts

**CONCEPT 4**

This concept retains the E-W axial emphasis, but preserves the existing Capitol structure, locating new development above the House garage and a proposed Senate garage. These elevated additions house corresponding legislative support programs. Within the Capitol proper, the visitor center and cafeteria anchor the north, with House offices located in the wings, and service functions placed to the south. While the majority of hearing rooms follow the E-W orientation, two Senate hearing rooms are uniquely situated at the southern edge, embedded between service zones.

Concept 4 was eliminated due to:

- Challenges with hearing rooms in the existing basement column grid
- Costs associated with new stand-alone structures.
- Challenges with proximity of staff and members to properly support the legislative functions of the State Government.

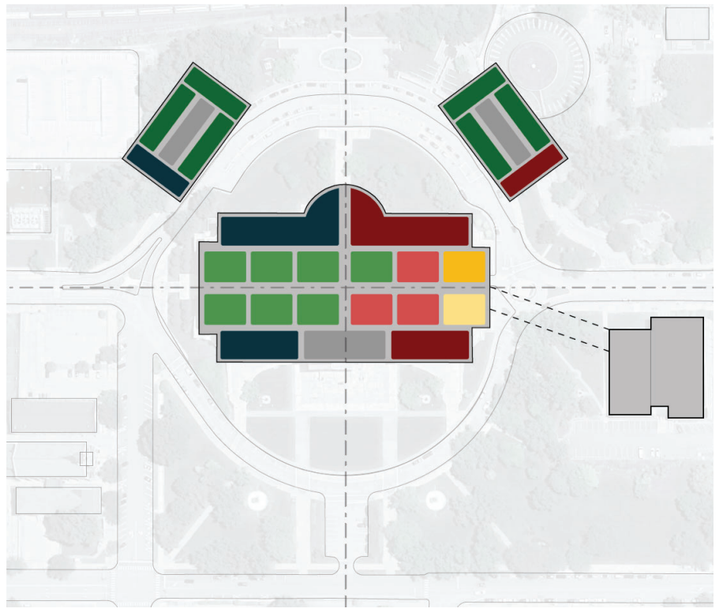


**CONCEPT 5**

Eschewing traditional expansion, Concept 5 explores a distributed strategy, siting new standalone buildings for member offices and legislative support adjacent to parking facilities. This decentralized approach introduces a potential connection to MODOT, offering urban integration opportunities. Hearing rooms remain E-W aligned, with the visitor center and cafeteria positioned at the eastern edge, proximate to both MODOT and parking. Service cores are centrally located within the new structures, while also extending to the southern Capitol zone.

Concept 5 was eliminated due to:

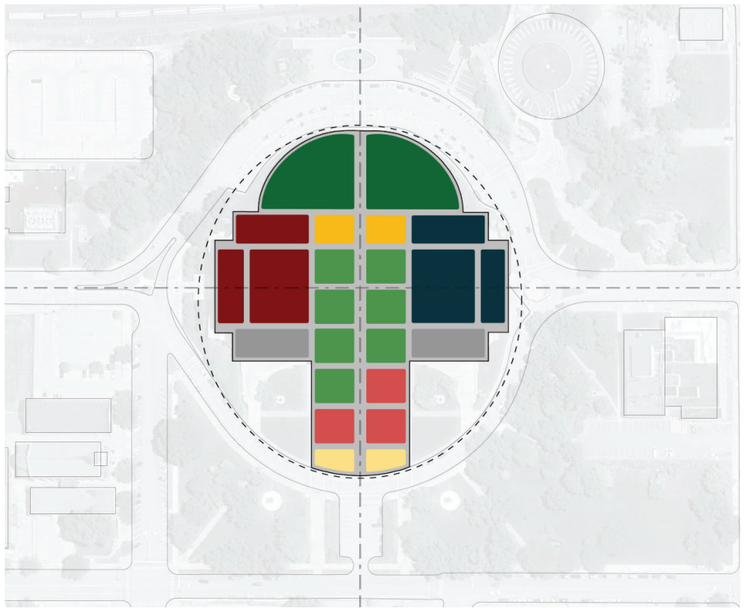
- Less desirable visitor center / entry location, and the need to keep secured east entry for governor and vehicles.
- Challenges with hearing rooms in the existing basement column grid
- Costs associated with new stand-alone structures, and massing that is unnatural to the site planning.
- Challenges with proximity of staff and members to properly support the legislative functions of the State Government.



**CONCEPT 6 - SELECTED SCHEME**

The only concept to incorporate both north and south subterranean expansions, Concept 6 offers a fully integrated approach, confining all new programming within the boundaries of W Capitol Avenue and ensuring cohesive connectivity to the historic Capitol. The northern expansion houses House member offices, benefiting from northern light and civic visibility. Hearing rooms are oriented along the N-S axis, with the cafeteria to the north and the visitor center at the southern terminus, enabling optimal access from drop-off zones and pedestrian networks. The east wing accommodates House support and service functions, mirrored on the west wing for the Senate, maintaining a symmetrical and legible planning logic.

This concept option was selected as the best concept to move forward. This is mainly due to the fact that it keeps all legislature and staff in the same building in close proximity while providing enough square footage for all necessary program.  See Section 8: Program and Space Planning for more detail on the program layout.



# Principles, Guidelines, and Imperatives

## PAST PROCESSES

In 2023, MOCA held a visioning session, similar to the most recent one held in 2025. This visioning session was organized into three phases. The first phase was focused on discovery. The assembled group of state leadership was asked to consider what was of the most importance in considering the restoration of the Capitol. The second phase prioritized those items. This was accomplished by everyone voting for what they believed were the most important elements from the previous discussion. The third phase was to identify the Guiding Principles and to connect all of the discussed ideas to a principle. These Guiding Principles were also developed using information from the 2019 Design Guidelines and Imperatives.

The three agreed upon Guiding Principles were:

1. Integrated Campus Concept with Functional Space
2. Architectural Integrity and Historic Character
3. Open Public Buildings

## 2025 WORKSHOP PROCESS

At the March workshop for the Missouri State Capitol Master Plan, stakeholders from the Capitol Commission, Statewide Offices, the Office of Administration, and Facilities Management Design & Construction came together in a collaborative and inclusive forum to share current needs, challenges, and long-term aspirations for the Capitol and its campus.

Through these discussions, the planning team identified a wide range of priorities, which were then analyzed and organized into thematic categories. A clear pattern emerged: most of the identified needs naturally aligned with the three core guiding principles established in the previous master plan. This alignment reaffirmed the continued relevance of these principles and reinforced their role as the foundation for future planning decisions.

At the same time, a set of recurring priorities surfaced that extended beyond the original framework. These included topics such as sustainability, health and wellness, additional parking, functionality, and continuity of government. Recognizing their importance, the planning team proposed incorporating these themes as new guidelines and imperatives to inform the next phase of the master plan.

## PRINCIPLE

A principle, by definition, is a rule or law, a fundamental doctrine or tenet. A principle provides a guiding sense of the requirement or obligations of right conduct and a determining characteristic of quality. It is unchanging and is not subject to change, in a word; timeless. A Guiding Principle is a fundamental truth that governs or guides one's belief or behavior and serves as the foundation. For the purpose of the Comprehensive Master Plan and the renovation of the Capitol, a Guiding Principle will govern the direction of the project and will serve as the foundation for all future decisions to be built upon. During the Vision Session, there were three Guiding Principles that were identified as critical to the success of the restoration both in a high level approach and in a specific or detailed approach to the project. These Guiding Principles will be the measurement for all future decisions. Every recommendation and/or decision will be based upon its ability to fulfill or complete one or more of the Guiding Principles. Because a Guiding Principle is timeless in it's application, it is expected that future decisions will be made using the same measurement. Both the decisions made while restoring the Capitol, and the ones made during the management of the Capitol following it's restoration, should compliment one another in order to support the whole.

## GUIDELINES AND IMPERATIVES

Guidelines and Imperatives are tools to be used by the Owner and stakeholders to describe the elements of the restoration and new construction that are of the most importance to them. These are the critical expectations that the Owner has for the project. The Guidelines and Imperatives are not intended to cover every element of the project, only to communicate items that are of most importance to the Owner and will be critical for the architect, engineer and contractor to consider in the design to ensure success.

Guidelines are just that; Guidelines. They provide suggested concepts, approaches, elements and recommendations that are consistent with the desires of the Owner.

Imperatives are critical elements of the project that must be incorporated into the project.

## PROPOSED GUIDELINES

- General Massing
- Volume
- Hierarchy
- Podium
- Proximity
- Columns and Pilasters
- Approach
- Entrances
- Vestibules
- Exterior Windows
- New Public Space
- Skylights
- Roof
- Materials
- Rotunda
- Governor's Office Suite
- Other Offices
- Auxiliary Corridors
- Food Service
- Doors
- Exit Stairs and Pathways
- Metals
- Visitors Center
- Gift Shop
- Communications
- Press Offices
- Site Circulation
- Bus Drop-Off
- Site Security
- Parking for the House
- Functionality
- Sustainability

## PROPOSED IMPERATIVES

- North and South Expansions
- Circulation
- Axis
- Vistas
- Preservation Zones
- Views of the Capitol Dome
- Mezzanine Removal
- Natural Light and Interior Walls
- House Offices
- Senate Offices
- Hearing Rooms/Committee Rooms
- Corridors
- Public Restrooms
- Historic Lighting
- Decorative Painting
- Museum Space
- Governor's Secure Parking
- Senate Parking
- Visitor Parking
- Signage
- Accessibility Accommodations
- Structural
- Rock Excavation
- Mechanical and Plumbing
- Electrical
- Building Security
- Health & Wellness
- Continuity of Government

# Integrated Campus Concept with Functional Space

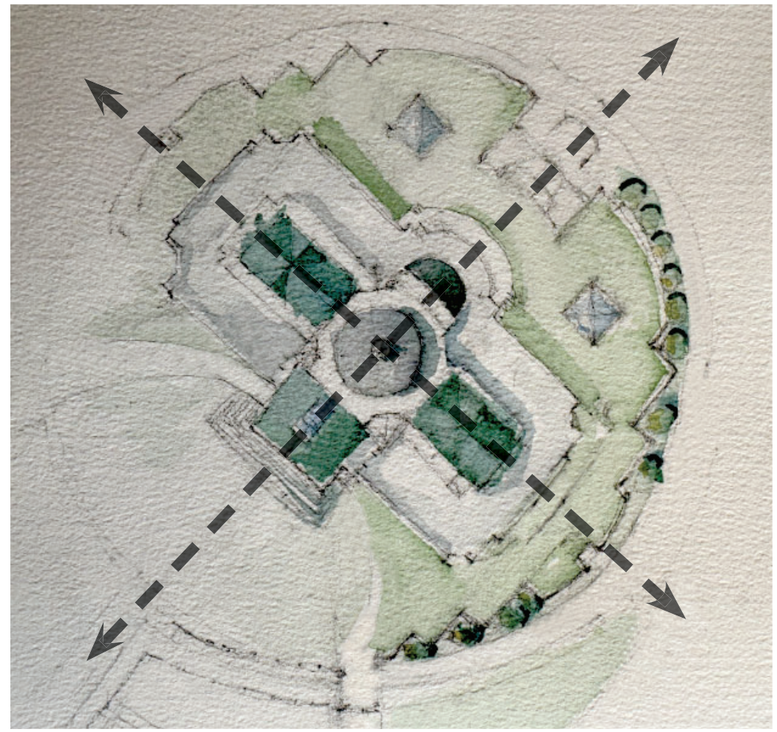
This principle suggests that an overall plan for current and future expansions of the Capitol be accomplished in a campus setting that is connected to the Capitol both physically and visually. It should enhance the area around the Capitol building such that views of the Capitol are not blocked or disrupted, but framed and reinforced. That expansion should not sacrifice, but enhance the prominence and stature of the Capitol building. Furthermore, any additions of space should be based upon a functional expansion to limit the amount of space added to the Capitol Campus in the future.

**PROPOSED GUIDELINES**

- Proximity
- Podium
- Site Circulation
- Functionality
- Entrances
- New Public Space
- Governor's Office Suite
- Other Offices
- Visitors Center
- Bus Drop-Off
- Gift Shop
- Parking for the House
- Food Service
- Press Offices

**PROPOSED IMPERATIVES**

- Removal of Mezzanines - Recovered Space
- Senate Parking
- Visitor Parking
- Governor's Secure Parking
- Continuity of Government
- House Offices
- Senate Offices
- South Expansion
- North Expansion
- Circulation
- Public Restrooms



# Architectural Integrity and Historic Character

The original architect had a strong vision of what the Capitol was to be, both when it was constructed and centuries into the future. Now over 100 years old, the Capitol requires a major renovation to update and repair many of the impacts that time has imposed on the building. Many changes have been made that have altered the original design of the architect, lowered ceilings have impacted the natural light distribution throughout the building and the first and second floor mezzanines have increased the occupant load while compressing the space to create the additional square footage. This principle requires that all restoration and renovation decisions be directed at preserving or restoring the original vision of the architect and the historic character that was designed into the Missouri Capitol.

**PROPOSED GUIDELINES**

- General Massing
- Volume
- Hierarchy
- Columns and Pilasters
- Rotunda
- New Public Space
- Vestibules
- Auxiliary Corridors
- Materials
- Decorative Paint
- Exterior Windows
- Skylights
- Doors
- Metals
- Communications
- Roof

**PROPOSED IMPERATIVES**

- Removal of Mezzanines - Recovered Space
- Mechanical and Plumbing
- Electrical
- Structural
- Vistas
- Axis
- Preservation Zones
- Natural Light and Interior Walls
- Corridors
- Historic Lighting
- Rock Excavation

# Open Public Building

Since September 11, 2001, many of the most important public buildings within the United States have had extreme security measures and equipment imposed upon them. The Missouri State Capitol is no exception. Doors have been locked and all but one entrance is available to the public and school children for entry through magnetometers and x-ray equipment. This principle speaks to the importance that the Missouri State Capitol is a public building where the work of the government should be transparent. As such it should be open and accessible to the general public. This building above all public buildings should be the embodiment of the constitution which guarantees every citizen the right of access to their government and legislature.

In today's challenging environment, steps should be taken to provide the appropriate level of security for both the public, school children, and elected officials while doing so in an open building where people are free to enter and exit without being subjected to extreme security measures and locked doors.

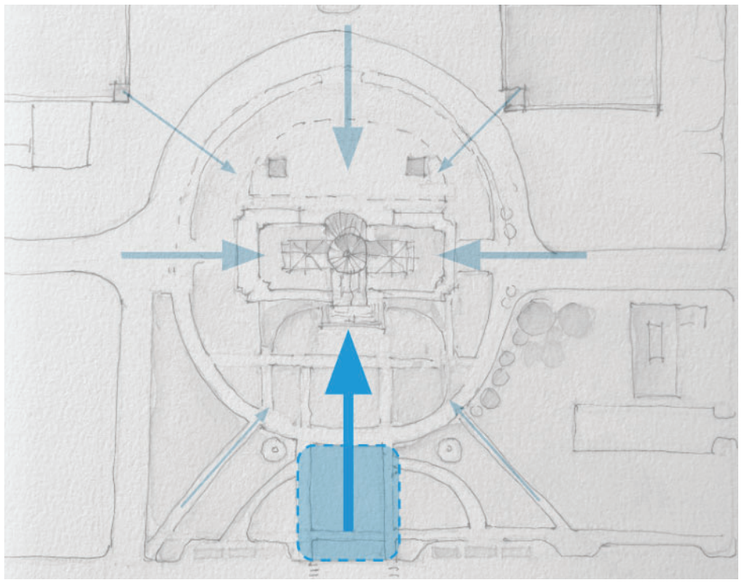
**PROPOSED GUIDELINES**

- Site Circulation
- Visitors Center
- Approach
- Entrances
- Bus Drop-Off
- Rotunda
- Site Security
- New Public Space
- Sustainability
- Exit Stairs and Pathways
- Gift Shop

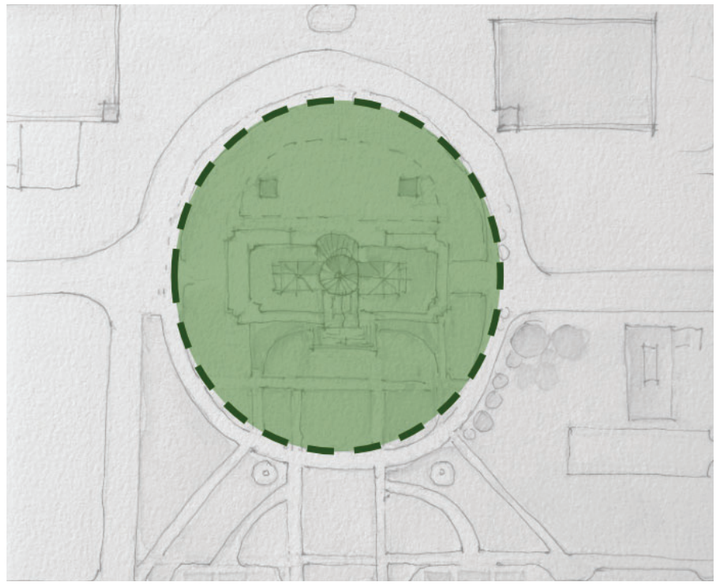
**PROPOSED IMPERATIVES**

- Accessibility Accommodations
- Health & Wellness
- Building Security
- Visitor Parking
- Museum Space
- Views of the Capitol Dome
- Vistas
- Signage

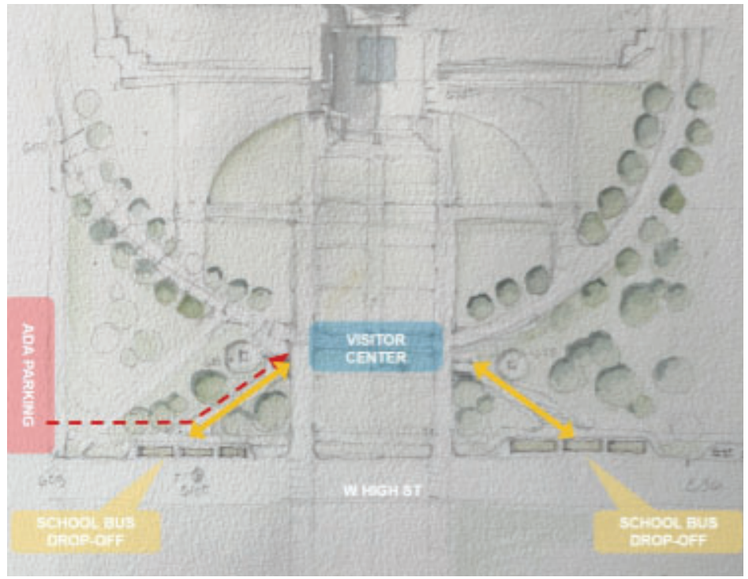
# Master Plan Concepts



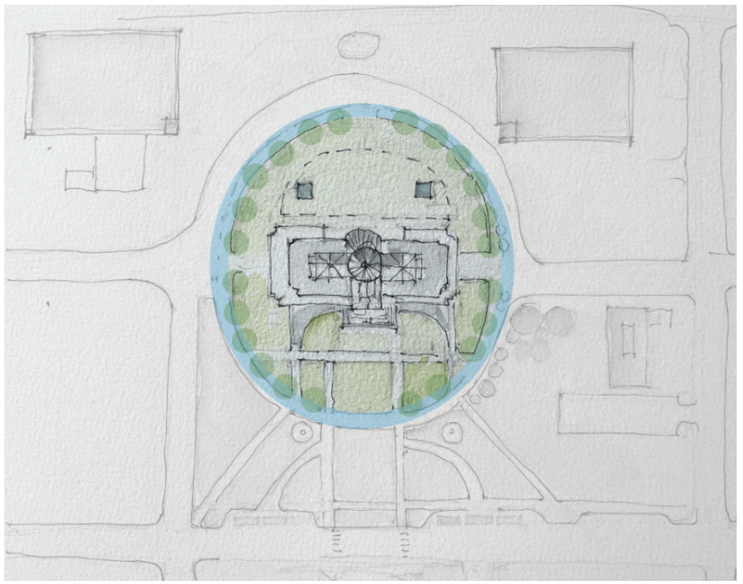
**PRESERVATION OF VISTAS** - The master plan safeguards these historic sightlines by ensuring expansion remains below the terrace line, reinforcing the Capitol as a visual anchor in the civic landscape.



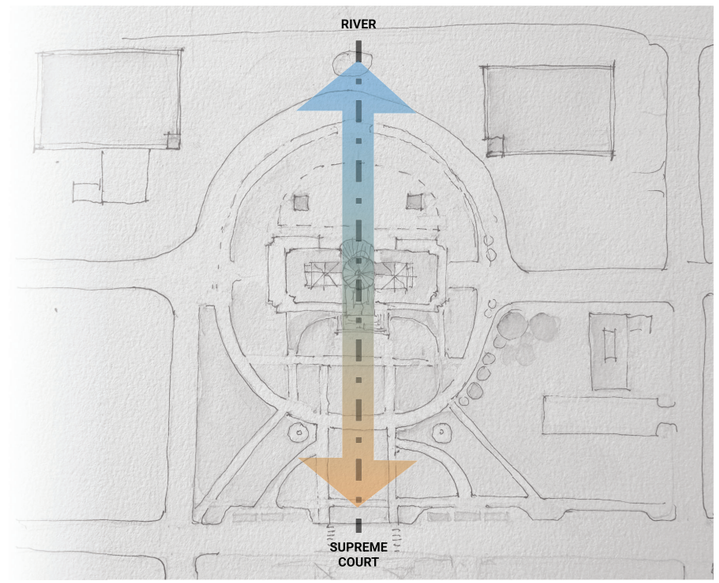
**SACRED LAWN** - The master plan limits the footprint of any expansion within this area ensuring that the central and symbolic open lawn remains largely untouched.



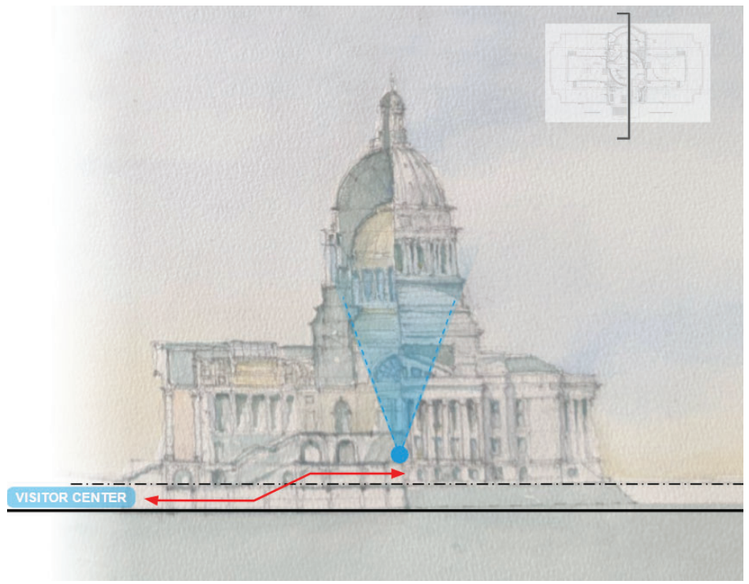

**VISITOR ACCESS** - The master plan enhances visitor access by establishing a clear, accessible, and welcoming arrival sequence to the Capitol campus.



**ENHANCED PEDESTRIAN EXPERIENCE** - The master plan reimagines the Capitol grounds to prioritize pedestrain access, civic engagement, and public safety.




**INTERNAL AXIS** - The master plan reinforces this alignment that establishes a continuous visual and spatial relationship between the Capitol and its broader civic context.




**ACCESS TO ROTUNDA** - The master plan enhances the visitor experience by creating an immediate visual and spatial connection to the heart of the building and connection to the Capitol's rotunda.

# Phasing & Sequencing

## SEQUENCE OPTIONS

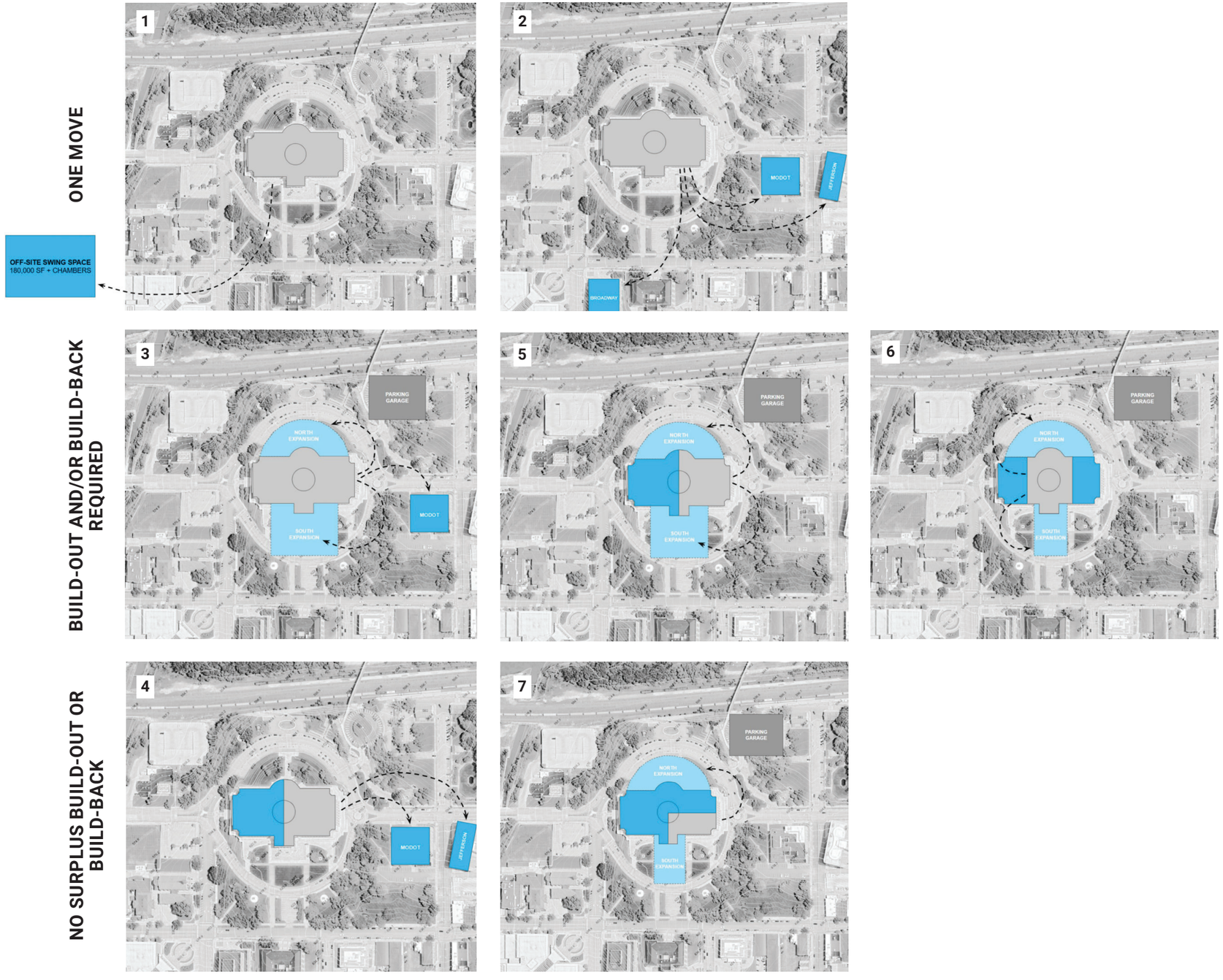
Phasing and sequencing is important to balance time and money. Based on the preliminary $595 million estimate, it was predicted that escalation would amount to 3% a year, or approximately an additional $18 million with each year of delay. Other factors MOCA considered were disruptions to the legislature such as number of moves, ability to keep the chambers open, and disturbance to staff within the building during construction. Space available to move into as swing space, build-back, and overbuild required were also considerations when analyzing possible options. The options were broken into the three following categories:

**One Move**
- Option 1 - Commercial Space
- Option 2 - State Space

**Build-out and/or Build-Back Required**
- Option 3 - One Move - State Space + Expansion
- Option 5 - Two Moves - N + S Expansions
- Option 6 - Three Moves - N + S Expansions

**No Surplus Build-out or Build-Back**
- Option 4 - Two Moves - State Space
- Option 7 - Four Moves - North Expansion

After the presentation, the commission pointed to Sequence Option 7 to proceed. See Section 11: Phasing and Sequencing for further information.



# Expansion Schemes

**TWO SCHEMES**

In the previous spreads, programmatic concepts and phasing were discussed. During these presentations, MOCA was asked to keep exploring Concept 6, with a North and South expansion, but to also look at the implications of only expanding to the North. The reasoning for this request would be to allow for less disruption to the south and the overall building. All the program would then be adjacent to the parking structures and W Capitol Avenue.

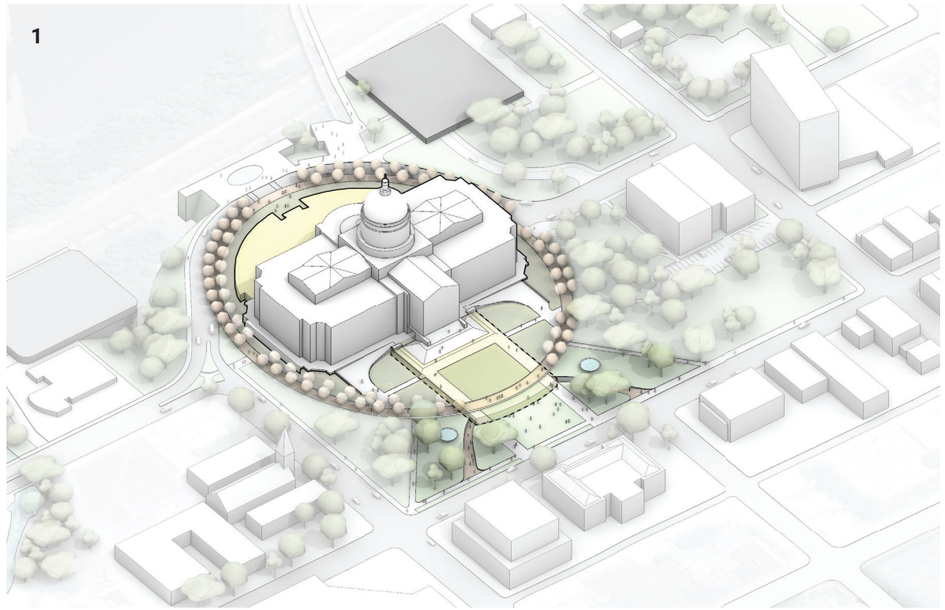
The Master Plan Concepts between the two schemes are relatively similar, however, there are some major differences between them. The themes that remain the same are vehicular and pedestrian circulation, preservation of vistas, access to daylight, and total square footages within the expansions.

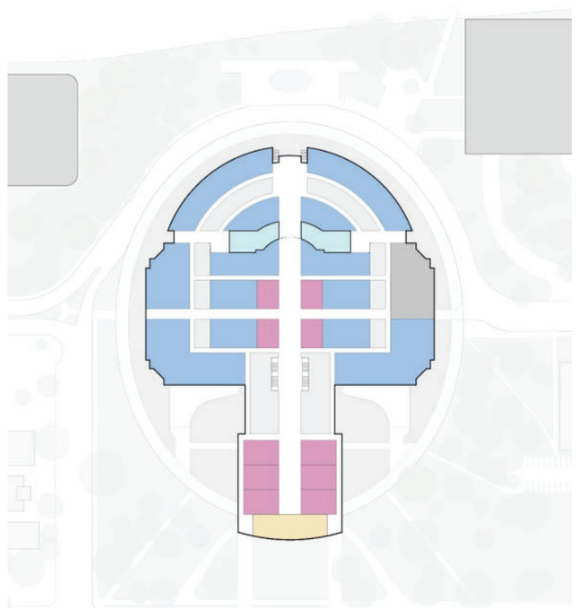
1. The North + South Expansion scheme would preserve most of the existing grading on site other than a 5-foot rise on the South Lawn to accommodate the necessary ceiling clearance in the basement expansion. A strong N-S axis sets the visitor center at the south terminus, close to the pedestrian pathways to the south and the existing staircase up to the Rotunda. For member circulation, a tunnel from parking would connect under the expansion and would require an elevator to get into the office space.

2. The North Expansion scheme, would require approximately up to 16 feet of rock excavation to accommodate the second basement level. This aspect alone increases the cost for the project. Access to the Rotunda would be a further distance on this scheme, however, the visitor center has closer proximity to the parking garages and W Capitol Avenue. Another advantage to this scheme is that tunnels from the parking garages could go directly into the second subterranean level with the hearing rooms. Additional stairs would need to be built for emergency egress .

With the conclusion of the presentation, the North + South Expansion scheme was identified as the preferred approach, with the addition of an accessible public entrance on the north end as an option for those who can't walk to the south end. This option, since rock excavation is not necessary, maintains the budget and provides a quality restoration and expansion.

1





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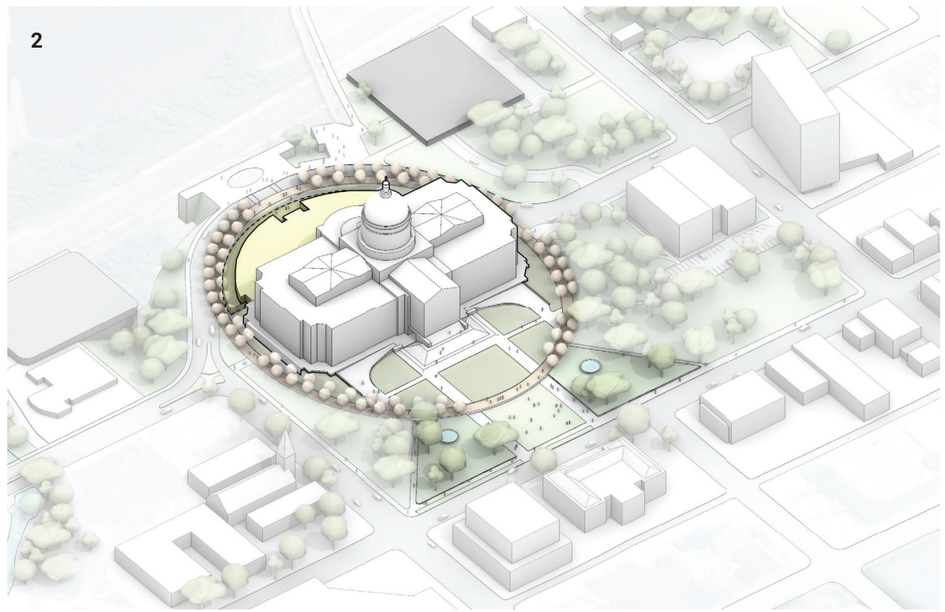
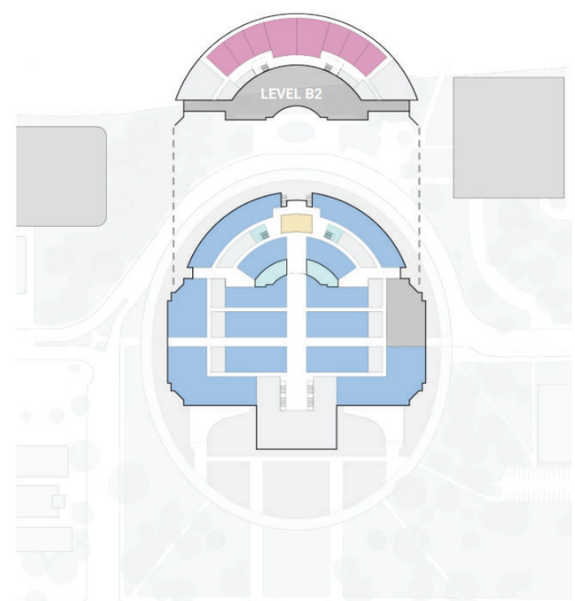





*Hearing Rooms* *Offices* *Parking*

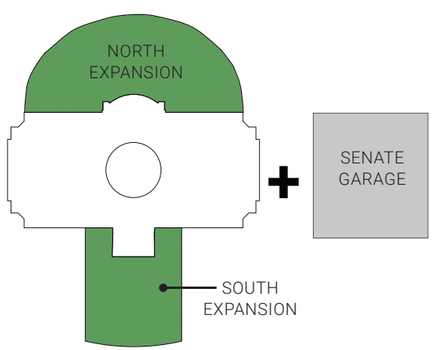
*Visitor Center* *Daylighting* *Service*

# Program Categories

## PROGRAM CATEGORY 1

Program Category 1 is incorporated into 80,000 SF of expansion space on the north and south with a 600 car parking structure. This program, based off Concept 6, is the one that will be further explored in the document. It was recognized that suites for the House of Representative members, new House and Senate hearing rooms, Senate and House support, service space, a cafeteria, a visitor center, Governor office space and secure parking, separate staff and public entries, and a new Senate and Public parking garage are essential to create a successful project. This program will either be restored in its existing location or incorporated into the basement and expansion spaces.

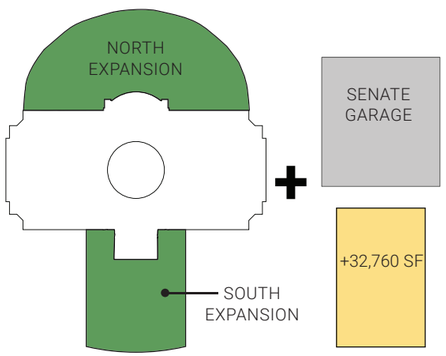
| **Program Elements - 1** | | |
|---|---|---|
| Capitol Renovation, Restoration, Preservation and Addition | Good + Better + Best | |
| Capitol - House - Member in the Capitol | Good + Better + Best | |
| Capitol - House - Chamber and Support | Good + Better + Best | |
| Capitol - House - Chief Clerk/Asst Clerk | Good + Better + Best | |
| Capitol - Senate - Member in the Capitol | Good + Better + Best | |
| Capitol - Senate - East Gallery | Good + Better + Best | |
| Capitol - Senate - Chamber and Support | Good + Better + Best | |
| Capitol - Secretary of Senate | Good + Better + Best | |
| Capitol - Legislative Library | Good + Better + Best | |
| Capitol - Secretary of State (relocated to Main Office) | Good + Better + Best | |
| Capitol - Treasurer | Good + Better + Best | |
| Capitol - Auditor | Good + Better + Best | |
| Capitol - Governor's Office | Good + Better + Best | |
| Capitol - Lt. Governor's Office Space | Good + Better + Best | |
| Capitol - Security | Good + Better + Best | |
| Capitol - Museum | Good + Better + Best | |
| Capitol - OA Commissioner | Good + Better + Best | |
| Visitor/Public Entry (Separate) | Good + Better + Best | |
| Elected Officials/Staff Entry (Separate) | Good + Better + Best | |
| Visitor's Center + DNR | Good + Better + Best | |
| Cafeteria | Good + Better + Best | |
| House - New Hearing Rooms (7) | Good + Better + Best | |
| Displaced House Members | Good + Better + Best | |
| House Support | Good + Better + Best | |
| Senate - New Hearing Rooms (3) | Good + Better + Best | |
| Senate Support | Good + Better + Best | |
| Governor's Secure Parking | Good + Better + Best | |
| Senate Parking Garage | Good + Better + Best | |
| Public Parking Garage | Good + Better + Best | |
| Service Space | Good + Better + Best | |




## PROGRAM CATEGORY 2

Program Category 2 includes all the elements of Program Category 1 as well as additional program. Program Category 2 is incorporated into 112,760 SF of expansion space and a 600 car parking structure. The expansion would increase 32,760 square feet on the south. The additional expansion space would provide more square footage to include Joint Committee space and hearing room, a Governor's security office, press office spaces, statewide multi-purpose room, and FMDC space.

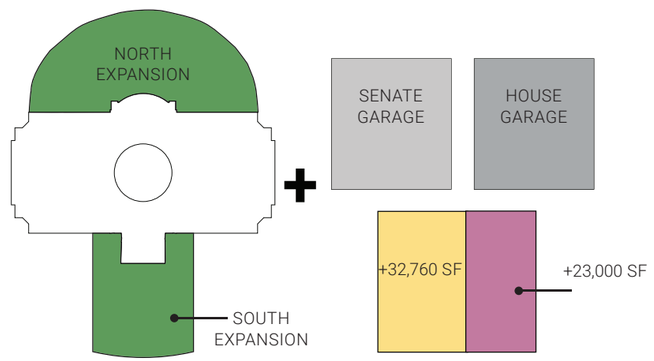
| **Program Elements - 1 + 2** | | 26,905 |
|---|---|---|
| Capitol - Joint Committee | Better + Best | 8,300 |
| Capitol - Joint Committee / Hearing Room | Better + Best | 4,375 |
| Capitol - Governor's Security Office | Better + Best | 630 |
| Multi-Purpose Room (Statewide) | Better + Best | |
| Press Office Spaces | Better + Best | 1,900 |
| FMDC | Better + Best | 11,700 |




## PROGRAM CATEGORY 3

Program Category 3 includes all the elements of Program Categories 1 and 2, as well as additional program. Program Category 3 is incorporated into 135,760 SF of expansion space, and 2-600 car parking structures for the Senate and the House. A second level on the north adds an additional 23,000 square feet and the expansion would increase 32,760 square feet on the south. This would also include substantial rock excavation. These additional spaces would include a Capitol Commission board room, health and wellness center, an auditorium, and OA planning and budget space.

| **Program Elements - 1 + 2 + 3** | | 9,410 |
|---|---|---|
| Capitol - Capitol Commission Board | Best Only | 960 |
| House of Representatives Parking Garage (Renovation or New Construction) | Best Only | |
| Health and Wellness Center | Best Only | |
| OA Planning and Budget | Best Only | 8,450 |
| Auditorium | Best Only | |



# Scope of Work

### CAPITOL RESTORATION

The quality of restoration is estimated through three different scope options - Capitol Restoration Options A, B, and C.

The scope of Capitol Restoration A includes:
- Site work
- Mezzanines removal
- Asbestos abatement
- ADA compliance on the basement & first floor
- Interior finishes on the basement & first floor
- Replacement of all MEP systems
- Concrete floor slab repairs
- Telecommunications, security audio visual, and broadcast media
- Underground excavation/utilities

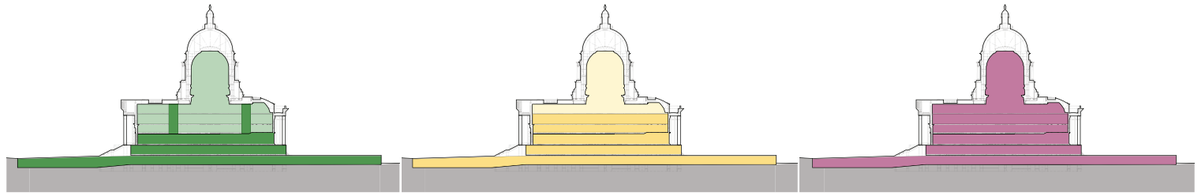
Most of this work is required by code and allocates most resources towards the building systems. MOCA is not recommending restoration A as the scope would not provide the owner with the upgraded quality of the building that is desired.

The scope of Capitol Restoration B includes the A scope as well as:
- Interior stone restoration
- Historic painting restoration
- Interior finishes on all floors
- ADA compliance on all floors
- Public and Governor's elevators
- Historic lighting renovation
- Landscaping

The scope of the Capitol Restoration C includes all of the A and B scope plus:
- Exterior window replacement
- Exterior door renovation
- Roofing and skylights
- Historic lighting replicas

The C scope would provide a complete renovation/restoration and would address all concerns raised by the owner.

Certain items can be completed by the Office of Administration (OA) following the restoration without causing disruption or distractions. These renovations include the skylights, exterior windows, exterior doors, and historic light replicas.



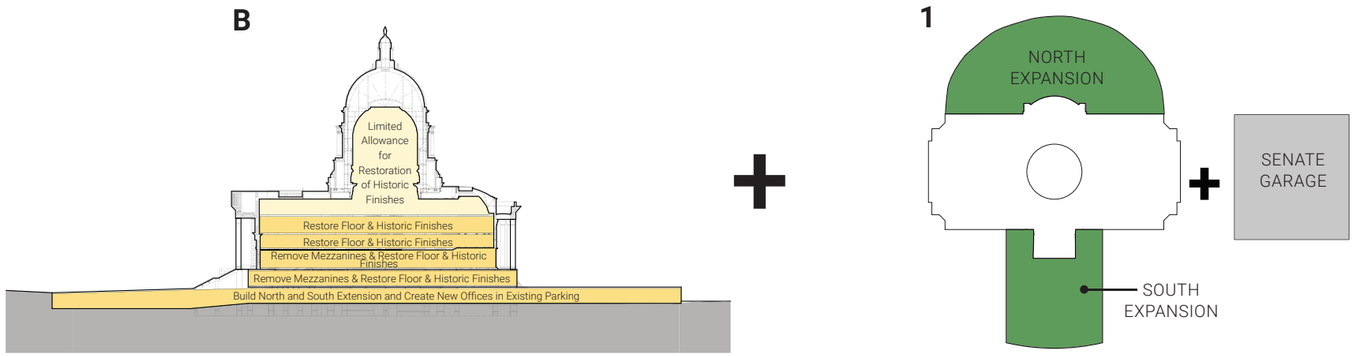
| SCOPE OF WORK | CAPITOL A | CAPITOL B | CAPITOL C |
|---|---|---|---|
| **CAPITOL RESTORATION W/ SOFT COSTS** | **$358,806,816** | **$430,283,888** | **$583,925,795** |
| Site Work | Yes | Yes | Yes |
| Demolish Mezzanines | Yes | Yes | Yes |
| Asbestos Abatement | Yes - Allowance based on % | Yes - Allowance based on % | Yes - Allowance based on % |
| Concrete Floor Slab Repair | Yes | Yes | Yes |
| Interior Stone Restoration | - | Yes | Yes |
| Roofing/Skylights | - | - | Yes |
| Exterior Window Replacement | - | - | Yes - Limited Repair |
| Exterior Door Renovation | - | - | Yes |
| Interior Historic Painting | - | Yes - Allowance | Yes |
| Interior Finish - Office Space | Basement/First Floor Only | Yes - All Floors | Yes - All Floors |
| Interior Finish - Historic Restoration | Basement/First Floor Only | Yes - All Floors | Yes - All Floors |
| ADA Compliance | Basement/First Floor Only | ADA - All Floors | ADA - All Floors |
| Elevators - Governor & Public | - | Yes | Yes |
| Emergency Egress - Stairways | Yes | Yes | Yes |
| Fire Alarms/Protection | Yes | Yes | Yes |
| MEP Systems | Yes | Yes | Yes |
| Lighting Protection | Yes | Yes | Yes |
| Historical Lighting Renovation | - | Yes | Yes |
| Historical Lighting Replicas | - | - | Yes |
| Landscaping | No- Only where disturbed | Yes | Yes |
| Telecommunications | Yes - Allowance based on % | Yes - Allowance based on % | Yes - Allowance based on % |
| Security | Yes - Allowance based on % | Yes - Allowance based on % | Yes - Allowance based on % |
| Underground Excavation/Utilities | Yes | Yes | Yes |
| Audio Visual & Broadcast Media | Yes - Allowance based on % | Yes - Allowance based on % | Yes - Allowance based on % |

# Recommended Option Overview

**COST OVERVIEW**

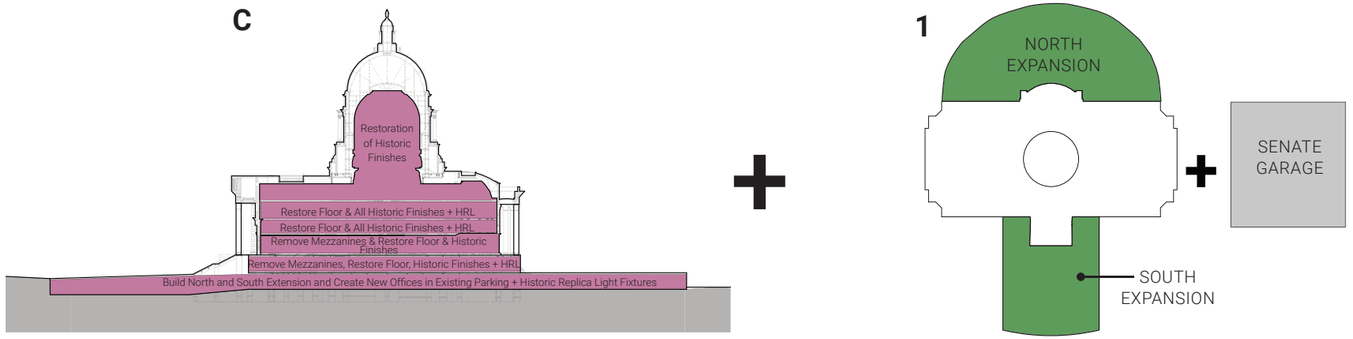
**Option B1 (Recommended "Good")**
Capitol Restoration Option B + Program Category 1

| | |
|---|---|
| New Senate/Visitor Parking Garage | $51,573,349 million (including soft costs) |
| New North and South Expansions | $113,075,844 million (including soft costs) |
| Capitol Restoration | $414,583,653 million (including soft costs) |
| Landscape - Oval Walkway | $15,700,235 million (including soft costs) |
| **Option B1 Project Total** | **$594,933,081 million (including soft costs)** |



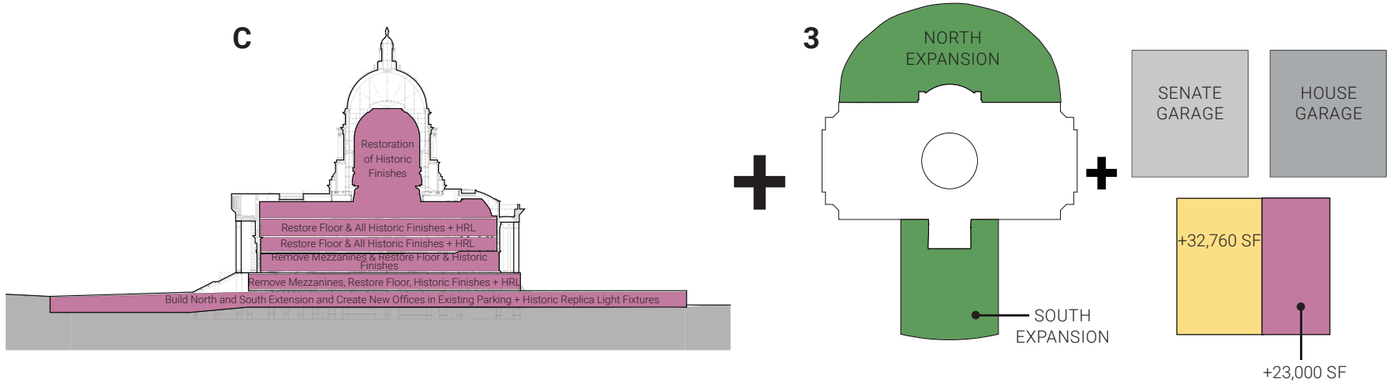

**Option C1 (Recommended "Better")**
Capitol Restoration Option C + Program Category 1

| | |
|---|---|
| New Senate/Visitor Parking Garage | $51,573,348 million (including soft costs) |
| New North and South Expansions | $113,075,844 million (including soft costs) |
| Capitol Restoration | $562,803,310 million (including soft costs) |
| Landscape - Oval Walkway | $21,122,485 million (including soft costs) |
| **Option C1 Project Total** | **$748,574,988 million (including soft costs)** |



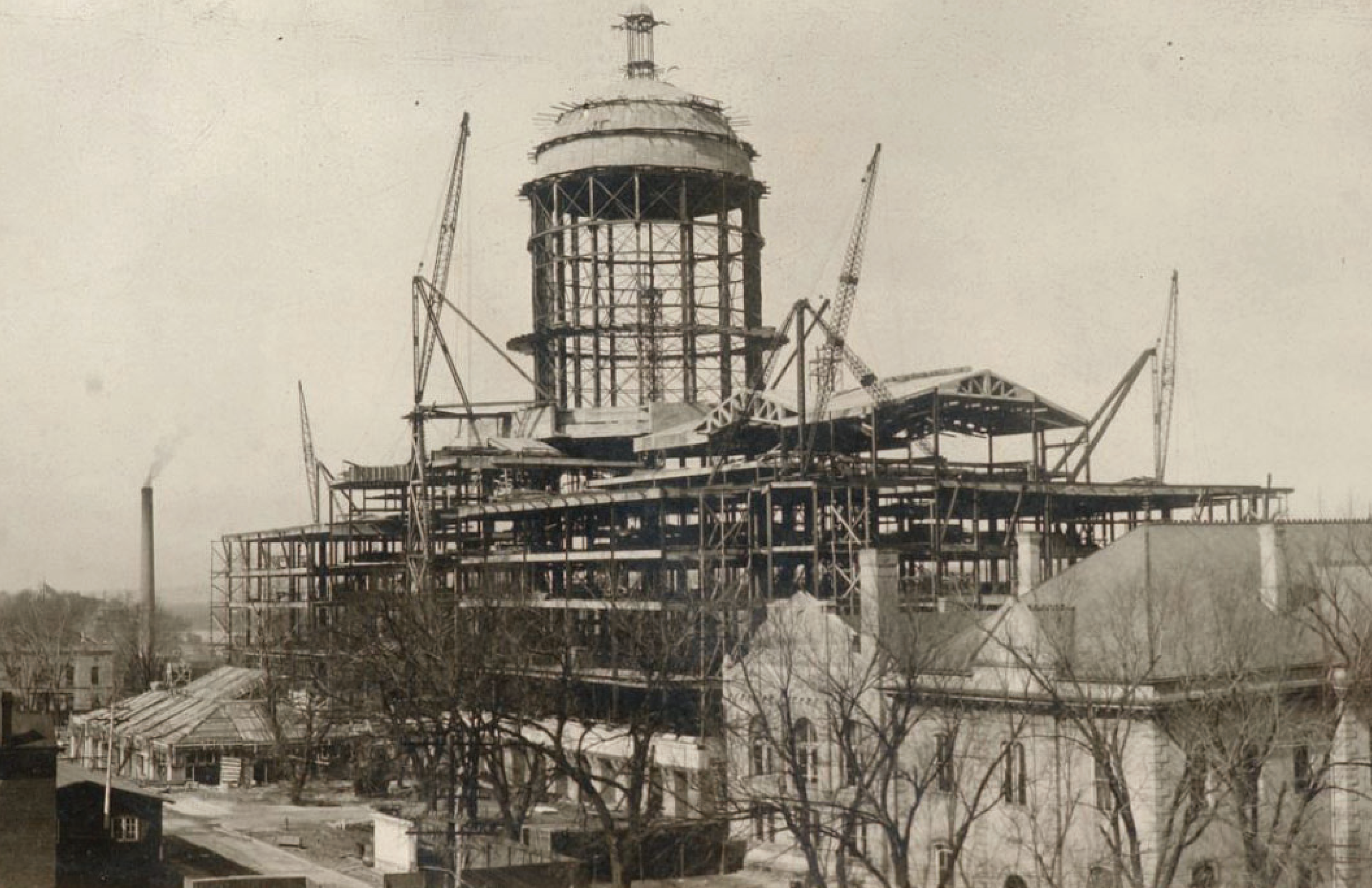

**Option C3 (Recommended "Best")**
Capitol Restoration Option C + Program Category 3

| | |
|---|---|
| New Senate & House/Visitor Parking Garage | $103,146,698 million (including soft costs) |
| New North and South Expansions - Plus | $159,380,403 million (including soft costs) |
| Capitol Restoration | $562,803,310 million (including soft costs) |
| Landscape - Oval Walkway | $21,122,485 million (including soft costs) |
| **Option C3 Project Total** | **$846,452,896 million (including soft costs)** |



# History of the Capitol

4

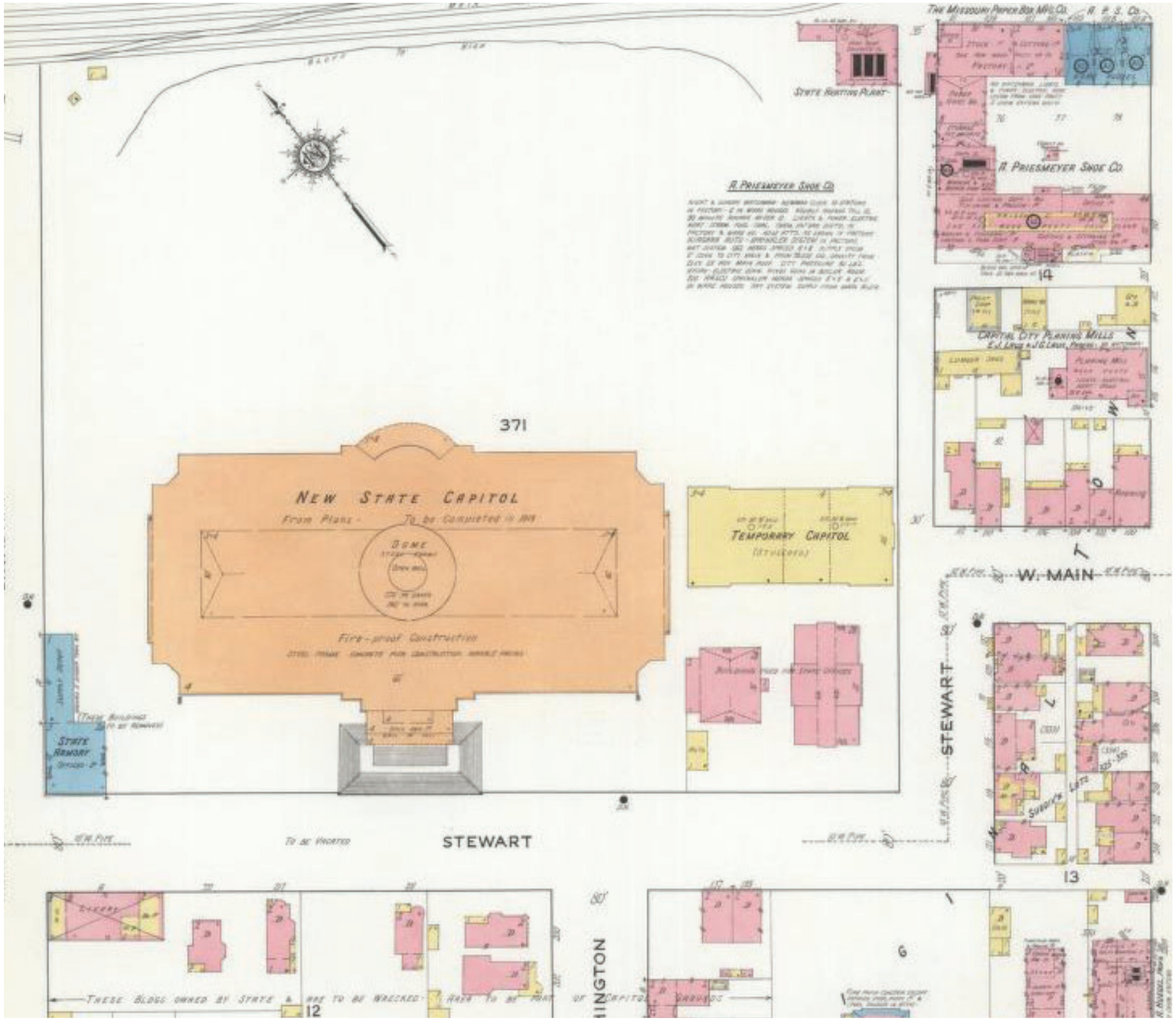


# Architectural History

**STATEMENT OF SIGNIFICANCE**

The Missouri State Capitol is a majestic Neo-Classical style building constructed almost exclusively of materials gathered from within the borders of the state. The exterior is clad in Burlington limestone from the Carthage quarries of southwest Missouri. It is just over 435 feet long, with a tall central dome and large formal porticos which feature extensive, classically-derived ornamentation. The building also features an impressive collection of fine art. Exterior ornamentation includes bronze sculptures and stone bas-reliefs, and the interior of the building contains numerous murals which depict Missouri subjects. The Capitol was designed by the New York architectural firm of Tracy and Swartwout. The architects issued plans in 1913 and the new Capitol was placed in service in 1918. Installation of the artwork was largely completed by 1924, when the building was formally dedicated.

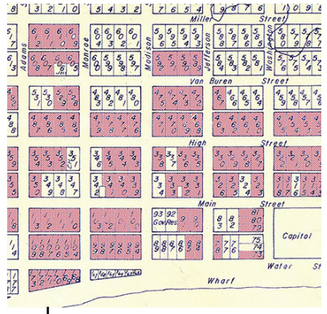
The Missouri State Capitol is significant for its long role as the seat of Missouri state government, as well as for the refined and elegant architectural design of the building. Missouri had numerous Capitol buildings in its first 90 years; the present building has been in service for just over a century. The building has seen remarkably few exterior alterations over the years. It appears today very much as it did the day it was dedicated in 1924. A description of the building written fifty years ago, when it was listed in the National Register of Historic Places, is still accurate: "it is an overt, architectural expression of Missouri's statehood, housing the nucleus of government function in Missouri."




**Left**: *Capital under construction, ca. 1915 (Missouri State Capitol Commission (capitol.mo.gov))*
**Right**: *Sanborn Map of Site, ca. 1916 (Library of Congress loc.gov)*

# Timeline

**1821**
Jefferson City, MO was founded.




**1826**
Legislature moved to Jefferson City.

**1840**
2nd Capitol building finished construction.

**1896**
The bridge was built across the Missouri River securing Jefferson City as the permanent seat of state government.

**1911**
Missouri State Capitol Commission (MSCC) was established to oversee construction of the current Capitol.

Purchase of additional land to bring total acreage to 17 acres.

**1913-17**
Current Capitol building construction.

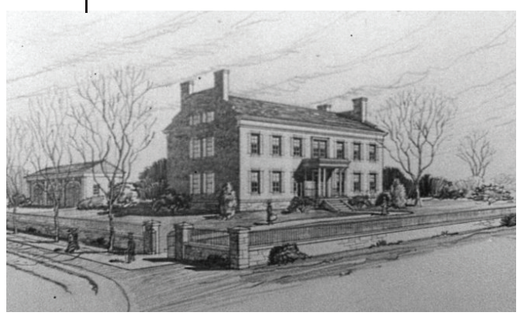
**1918**
Terraces construction.

**1921**
The Resources Museum (now the state museum's Resources Hall), displays the products of the state's forests, fields, and mines.

**1928**
Highway Department Building (MODOT).

**1820s**

**1823**
First Capitol building construction.



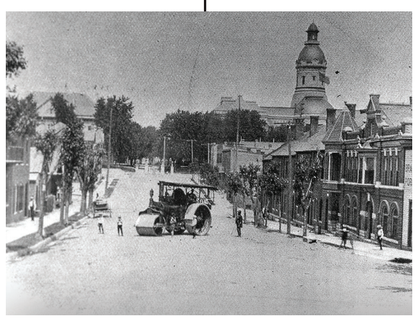
**1830s**

**1837**
First Capitol building was destroyed by a fire.

**1840s**

**1870s**

**1873**
Leveling and grading of E Main St. (now Capitol Ave.).



**1890s**

**1910s**

**1911**
2nd Capitol building was destroyed by another fire, which started due to lighting.

**1912-13**
Separate power plant and temporary Capitol building was built on the site.

**1917**
Second commission formed to oversee decoration of the Capitol.

**1919**
Missouri Soldiers and Sailors Memorial Hall (now the state museum's History Hall) to recognize Missourians who served during WWI.

**1920s**

**1924**
Dedication of the Capitol.

# Timeline

**1935**
Thomas Hart Benton painted a mural on the four walls of the House Lounge, "Social History of Missouri".

**1950**
Basement level added and used as storage area for automobiles and freight wagons.

**1966**
Senate Garage was constructed..

**1974**
Mezzanines construction on the first and second floors.

**1976**
Missouri Department of Natural Resources assumed responsibility for operation of the museum; spaces updated afterwards.

**1983**
100 rooms were turned over to the House or Senate.

**1986**
House Garage was constructed.

**2000**
A fund was established for a memorial to honor Missouri Workers.

**2016**
MSCC working on approach for planning the future use of the Capitol.

**2021**
Foundation and exterior stone repair and restoration project.

## 1930s

**1938**
New office building constructed short distance from the Capitol.

## 1950s

**1950**
Upgrades of finishes and fire protections.

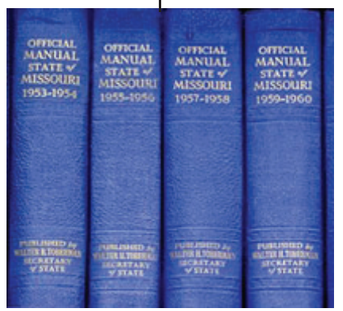
## 1960s

## 1970s

**1975**
Environmental Control Center and driveway reconfigured.

## 1980s

**1984**
Official Manual of the State of Missouri included Capitol office addresses for all legislators.

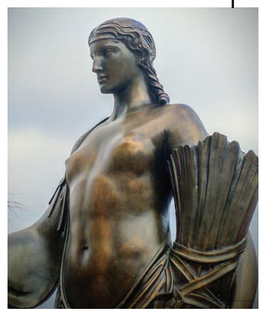



## 2000s

**2001**
The Second State Capitol Commission was created to focus on preservation, restoration, and renovation of the building.

## 2010s

**2018**
Ceres monument restoration.



## 2020s

**2024**
Bronze door restoration project located at south entrance.

# General History

## GENERAL HISTORY OF THE CAPITOL

On February 5, 1911, in what a later publication described as a 'fortuitous' event, a lightning strike started a fire that was to destroy Missouri's State Capitol building. The author found that fire to be fortunate in hindsight, because it led to the construction of the present building, which has proven to be far more enduring than any of its predecessors.

The Missouri legislature wasted no time making arrangements for a new building—just a few weeks after the fire, they passed legislation which created a four-person commission which was tasked with planning and overseeing the construction of a new seat of government. The new building was to be funded with a $3.5 million bond issue and not surprisingly, the legislators wanted it to be of 'fireproof' construction. The legislation also stipulated that the building was to be constructed on the same site as the building that had burned and that Missouri materials and local labor be used wherever possible.

In August that same year, Missouri voters overwhelmingly approved the bond issue by a vote of 144,664 for and just 45,468 against. The bi-partisan State Capitol Commission was appointed soon after that vote and they held their first meeting on Oct. 9, 1911. One of the first actions taken by the board was the purchase of additional land, which allowed them to double the existing site, for a total acreage of about seventeen acres. That extra land made it possible to erect a separate power plant and a temporary Capitol building on the site and still leave room for ample grounds on all sides of the new building. The temporary Capitol was completed in 1912 and demolished once the new building was completed.

The next major step for the Capitol Commission was to secure the services of an architectural team. The enabling legislation called for that to be done via a competition, which turned out to be a somewhat lengthy and complicated process. Finally, in October of 1912, the board selected the firm of Tracy and Swartwout, of New York. The architects received a six percent commission, which the board later proclaimed to have been money well spent. They wrote in 1918, that the construction costs for the Capitol were "the lowest of any state of equal size and construction," due in no small part to the skill of the architectural team. The lead architect was Egerton Swartwout, who was actively engaged in design and construction supervision throughout the process.

Construction documents were issued in March of 1913 and the official groundbreaking ceremony was held a few months later. After a good start, the project got bogged down in a dispute over the source of the stone, which was not resolved for nearly a year. Finally, the contractor agreed to use stone from Carthage and Phenix (sic) quarries as had originally been proposed and work proceeded. The building was substantially complete by the fall of 1917, when the contractor presented the keys to the new building to the Capitol Commission. After another year of direct supervision by the Commission, furniture was in place and the building was declared complete.

In December of 1918, the Commission turned the building over to the state and stopped meeting.

The transfer of the building to the state did not mark the end of the project, however. A second commission had been formed in 1917 to oversee the 'decoration' of the new Capitol. The Capitol Decoration Commission was created after it became apparent that there would be money left in the Capitol Tax Fund, which would not be needed for construction or furnishings, but could only be legally used for the Capitol. The new Decoration Commission was therefore tasked with spending that money to embellish the large new building. They began with the addition of murals inside the building. As more funds were released, they authorized the addition of sculpture to the exterior of the building and the grounds. The artwork came in a variety of types and media, all with a common theme—the state of Missouri.

The Capitol was constructed much as it was originally designed, with the exception of a large terrace and arcade on the north side of the building. That feature was intended to cover the railroad tracks and provide a dedicated river landing. When it proved to be too expensive, plans were altered to include smaller terraces around the building instead. Those terraces were constructed under separate contracts in 1917 and 1918.

By the fall of 1924, the building was in use, the majority of the artwork had been installed and the state was ready to celebrate. On Oct 6, 1924, the building was formally dedicated, before a crowd of some 20,000 people. By 1928, the Capitol Decoration Committee had concluded its work and the group published a long illustrated report on the artwork that had been installed during their tenure.

The new Capitol served a wide range of government entities, with space set aside for numerous boards and commissions, as well as the state museum and the legislature. The large ground floor galleries had been designed specifically for the museum and the rooms around the perimeter were occupied by government entities such as the Public Service Commission and the Board of Agriculture. The second floor had space for elected statewide offices, with a large suite for the Governor, plus offices for the Secretary of State and the State Treasurer and others. The third floor was built with the House and Senate chambers and the remaining spaces on the upper floors were set aside for meeting and committee rooms. Only the presiding officers of the House and Senate were provided with office space in the new building.

The Capitol building saw few changes in physical form or patterns of use over the next several decades. One of the most notable early physical additions came in 1935, when famed Missouri artist Thomas Hart Benton was hired to add murals to the large House Lounge on the third floor. Benton completed that work in December 1936 and the House Lounge has been one of the most visited rooms ever since.

A growing state government spurred an increased need for office space and in 1938, a new state office building was constructed a short distance from the Capitol. The new building included office space for numerous state boards and departments, including nearly a dozen that had been located in the Capitol. The state continued to add office space offsite, which freed up more space in the Capitol, including office space for individual legislators.

The state continued to add office space elsewhere and by 1983, there were three more state office buildings nearby. Those facilities appear to have provided enough office space outside of the Capitol that each legislator could finally have an office inside the Capitol. Legislation passed in June 1983 mandated that nearly 100 rooms in the Capitol were to be turned over to the House or Senate by the end of that year. Those rooms were presumably converted to legislative offices; the next year marked the first time that the official Manual of the State of Missouri (the Blue Book) included capitol office addresses for all legislators.

Growing demands for space have not impacted the rotunda or the large first floor galleries of the state museum, all of which have been important public spaces since the building was placed in service. The museum spaces were upgraded after 1976, when the Missouri Department of Natural Resources assumed responsibility for operation of the museum and they have seen additional upgrades over the years, but there have been few major changes to the gallery spaces or the rotunda. The rotunda continues to be a frequent site of programs and formal ceremonies.

Over the last half of the twentieth century, the Capitol building saw a number of physical upgrades, but few changes to its overall form or floor plan. One of the first comprehensive upgrades of finishes came in 1950, with interior and exterior cleaning, new interior paint and upgraded fire protection systems. That project also included work on the terraces, which have proven to be one of the most troublesome components of the building; they were built in 1917 and repaired in 1918, 1950-51, 1968, 1973-74, 1982, 1985, 1989, 1992 and 1999. An additional study in 2009 focused on this same issue.

The Missouri State Capitol continues to serve as the seat of state government; all legislative activities take place within its walls, and the building regularly sees more than 400,000 visitors a year. Office space has continued to be at a premium. Over the years, existing offices have been subdivided and more rooms have been added to the originally unfinished basement, but most of those changes have been done to secondary spaces. The original corridors and office entrances in Floors 1 through 4 have seen few changes and the grand public spaces of the building, including the legislative chambers, rotunda and museum galleries, still look much as they did in the 1920s.

MISSOURI STATE CAPITOL,
JEFFERSON CITY, MO.—19

# Existing Site and Capitol Building

# 5

House Garage - 1986

Power Plant - 1915

Environmental Control Center - 1975

W Main St

W Capitol Ave

Missouri State Capitol - 1917

Senate Garage - 1966

Lohman Building

Jefferson City Amtrack

Missouri Governor's Mansion

E Capitol Ave

Selinger Exhibit Hall

St. Peter Interparish School

St. Peter Catholic Church

St. Peter Catholic Church

Broadway St

W Capitol Ave

Highway Department Building - 1928

Jefferson St

Thomas Jefferson State Office Building

Commercial Ave

W High St

E High St

Harry S. Truman State Office Building

Broadway State Office Building

Supreme Court Building

Washington St

United States Postal Service

0' 60' 120' 240'

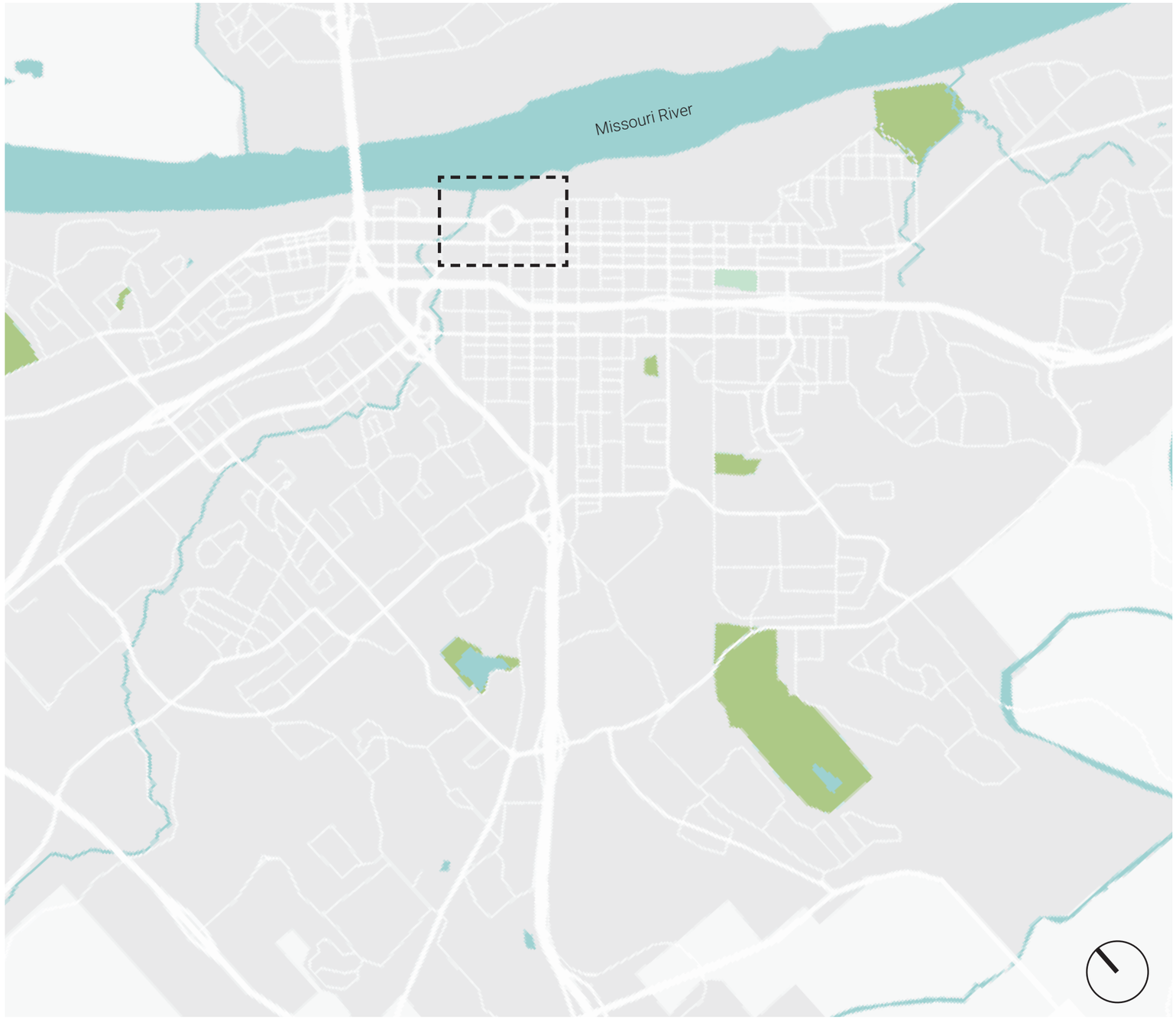
# Existing Site

## SITE COMPONENTS

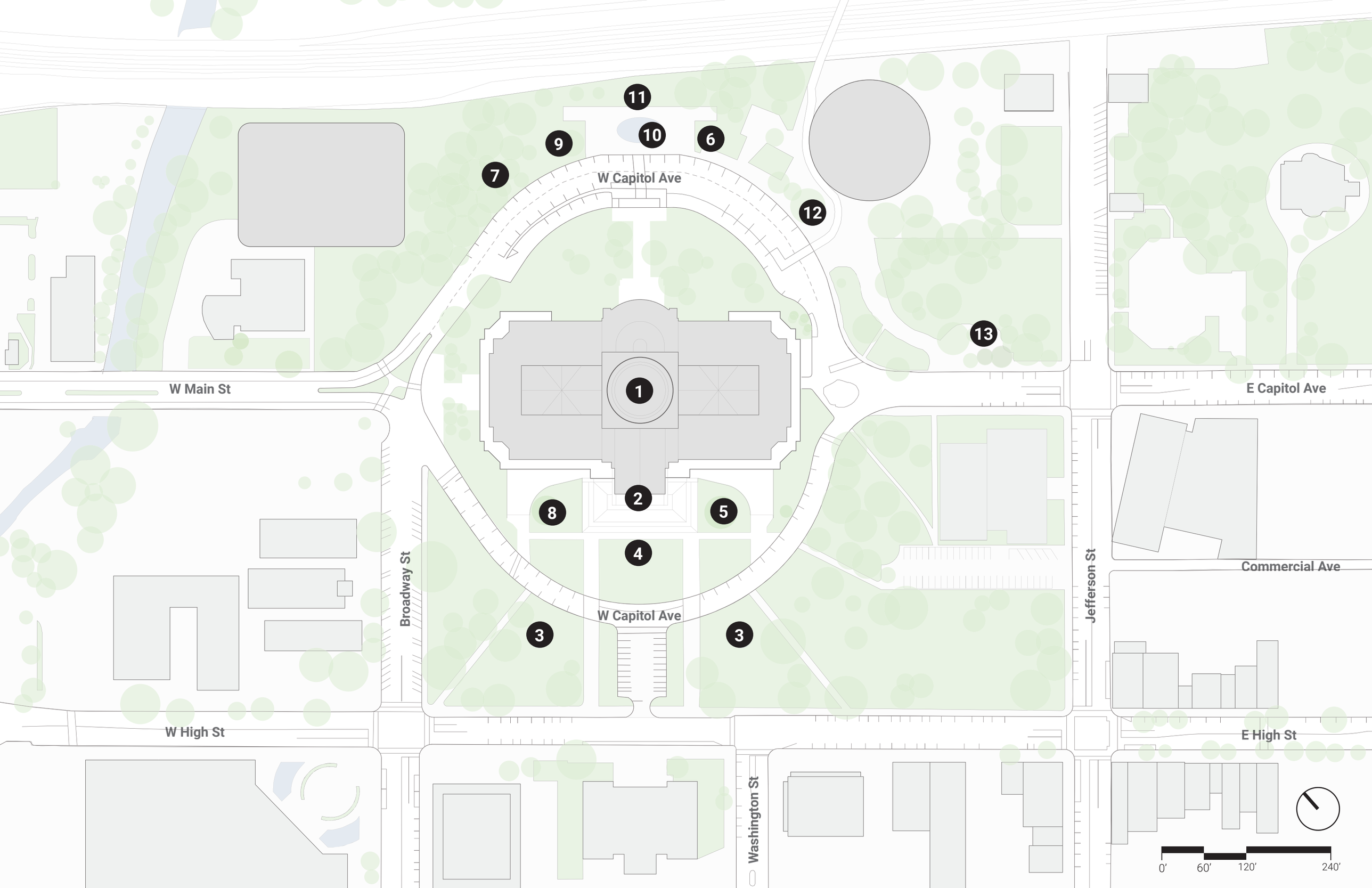
The site that the Missouri State Capitol building resides is located in Jefferson City, Missouri. Jefferson City, named in honor of Thomas Jefferson, was founded in 1821 with the intention to serve as the state capitol. Due to its proximity to the Missouri River, the site created easy access to transportation routes and was a central location to the state. At the time, St. Charles was serving as the seat of the government. In 1826, the Missouri government formally moved to Jefferson City after the construction of the first Capitol building. Since the city was founded for governmental purposes, these authorities have remained a large part of the culture and businesses with the State of Missouri being the number one employer in the area. Other industries such as manufacturing, healthcare, and education have had a rise in presence as well.

Presently, the current State Capitol building sits on the same site as the first, built back in 1826. While the location has remained the same, prior to constructing the third Capitol building, land to the west and south were purchased in 1911 to expand the grounds. The site is located to the northeast in Jefferson City, close to the train tracks and the Missouri River. The topography of the site allows for the building to sit higher than its surroundings, resting upon a hill at 627 feet.

While vehicle routes are present to move around the site, it also encourages pedestrians to explore with 14 monuments and walkways around the area. This has been important for the approximately 400,000 visitors a year. Creating a site for the people of Missouri instead of a building for legislature has been a clear objective. History, art, and architecture are prominent.




**Right:** *Jefferson City Map*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W Main St
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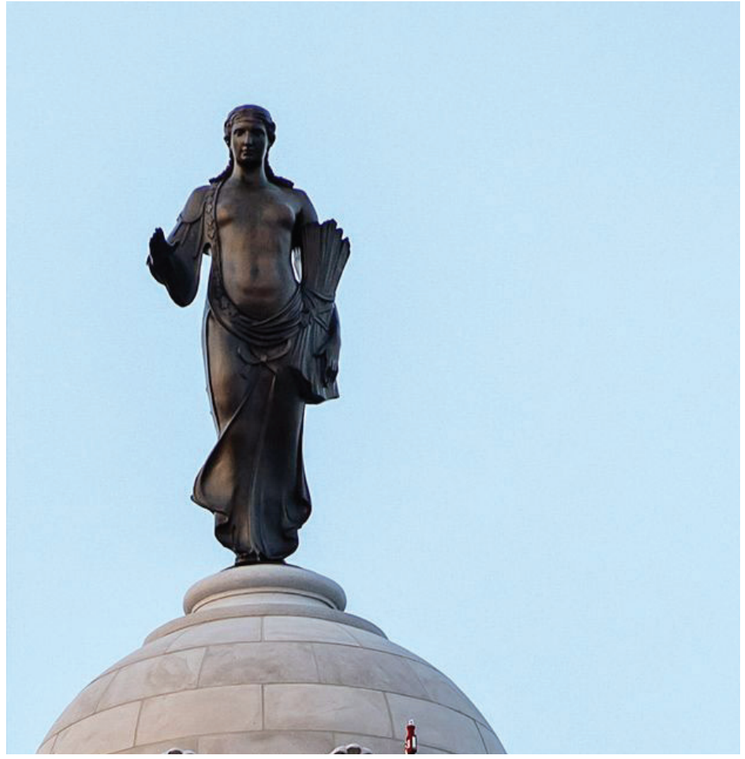
8
5
4
Broadway St
W Capitol Ave
3
3
Jefferson St
Commercial Ave
W High St
E High St
Washington St
0'
60'
120'
240'

# Monuments

*Monument info provided courtesy of the Missouri Department of Natural Resources Division of State Parks.*

**1. CERES**

Standing some 400 feet above the river on top of the Capitol dome is a statue of Ceres designed by Sherry Fry. Ceres is the Roman Goddess of Missouri, a strong agricultural state. Her left hand holds a sheaf of grain and she extends her right hand forward in perpetual blessing over the state.



**2. PEDIMENT OVER THE MAIN ENTRANCE**

These sculptures are symbolic of the state's aspirations. The central figure is the figure of Missouri enthroned. Her left arm rests on a shield bearing the state's coat of arms. At her right stands a boy with a winged globe, the "Spirit of Progress." To the right of this central group is "Agriculture," represented by a man driving a yoke of oxen and a youth bearing a sheaf of grain. This group is followed by a female teaching a youth, "Learning" and a female figure leaning upon a capital supporting a harp representing "Art." On the left of the central group is "Commerce," the god Hermes guiding the "Steeds of Industry." These are followed by a reclining male figure, "Law," contemplating inscribed tablets of the Ten Commandments. Next is a reclining woman representing "Order." She is crushing the serpent of anarchy. The figure at the extreme left represents the "Genius of Justice." The figure at the extreme right represents "The Genius of Light."

Pediment Sculptor - Adolf Alexander Weinman

**3. FOUNTAIN OF THE ARTS & SCIENCES - 1928**

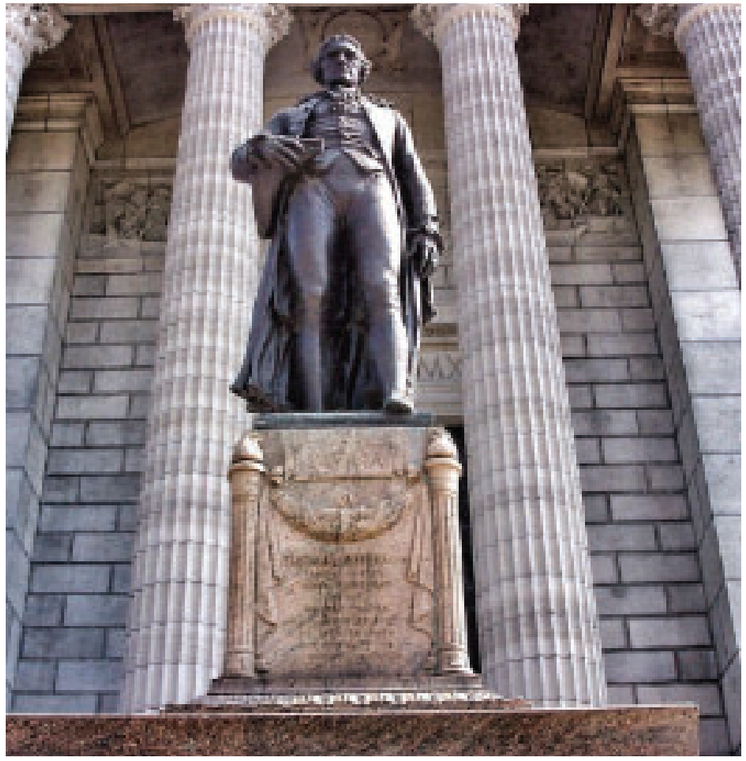
Four figures are positioned around the central pillar of this fountain. Architecture, a male, is the father of all arts. His hands are resting on a Greek pillar. Sculptor, a male, has his chisel and hammer to free his idea from the encumbering rock. Painting, a female, has her palette and brush. Music, a female, holds her instrument as she catches the strains of aeolian harps in the distance.

Four figures are positioned around the central pillar of this fountain as well. Geometry, a male, is the oldest and noblest of the sciences. He holds his compass and sphere. Geology, a male, is studying the crystals that he has broken from a ledge. Chemistry, a female, holds her lamp of investigation as she studies the contents of her test tube. Astrology, a female, holds her astrolabe while gazing into the distant stars to read the horoscope of man.

# Monuments

**4. THOMAS JEFFERSON STATUE - 1927**

The man for whom the capitol city was named, Thomas Jefferson, rightfully stands upon the front steps of the Capitol. Jefferson was as accomplished writer, architect, scholar, and as the third president of the United States he was primarily responsible for the Louisiana Purchase. This 13-foot tall statue was designed by James Earl Fraser and is one of the finest statues of Jefferson in existence.



**5. MISSISSIPPI RIVER STATUE - 1926**

This statue was designed by Robert Aitken. The male figure represents the Mississippi River, often called the “Father of the Waters.” He holds in his left hand the rudder of commerce and the anchor of a steamboat representing the significance of river trade. The caduceus in his right hand was the magic wand of Hermes, the god of travelers and commerce. He rests upon a cornucopia, which symbolizes agriculture. The alligator by his knee is a reminder of what life is like on the southern portion of the river. The dolphin behind him is a symbol of good luck to travelers of the river and the three smaller fish represent the river as a source of fishing and recreation. The four panels on the base of this statue are the same as those on the Missouri River statue only reversed.


**6. TEN COMMANDMENTS - 1958**

This stone marker was presented to the state by the Missouri State Aerie Fraternal Order of Eagles on June 28, 1958.

# Monuments

**7. MISSOURI LAW ENFORCEMENT MEMORIAL - 1994**

This tribute to all Missouri law enforcement officers killed in the line of duty was dedicated on June 17, 1994. Plaques on the walls contain the name of an officer, his or her position, their city or town, and the date he or she died.

**8. MISSOURI RIVER STATUE - 1926**

This statue was designed by Robert Aitken. The female figure crowned with cattails represents the Missouri River. Her left arm rests upon a cornucopia of fruit while she holds a stalk of corn in her left hand and a bundle of wheat in her right hand. The turtle by her knee represents one of the many small animals dependent upon the river and the catfish and four smaller fish behind her represent the river as a source of fishing and recreation. The oxen skull represents the loss of life and property due to flooding and drought.

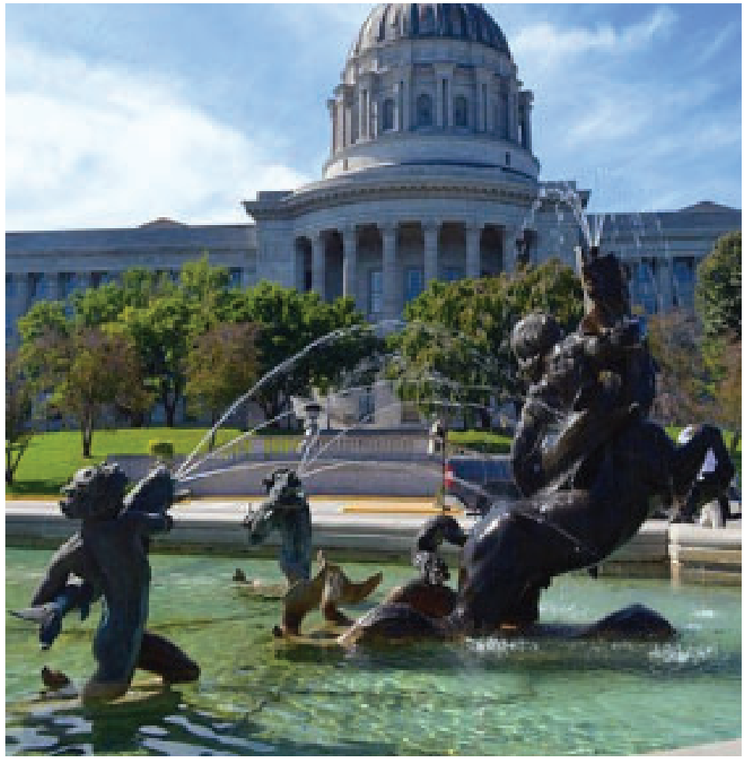
**9. LIBERTY BELL - 1950**

This is a reproduction of the Liberty Bell that rang in 1776 declaring our nation's independence. It was presented to the people of Missouri by John W. Synder, the United States Secretary of the Treasury. It serves as an inspirational reminder of the United States Savings Bond Independence Drive from May 15 through July 4, 1950. This bell is one of 53 cast in France in 1950 and given to the United States government by patriotic donors.

# Monuments

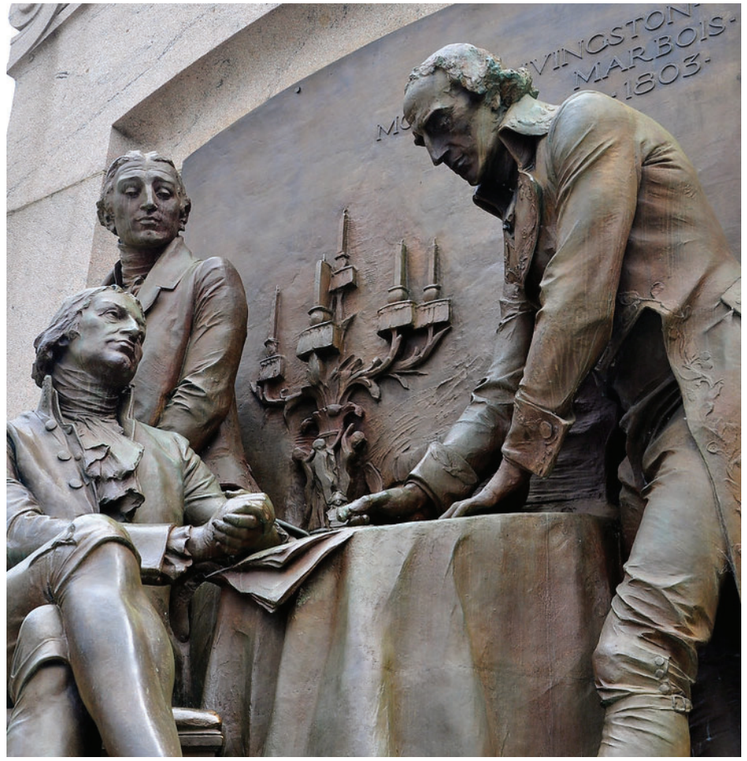
### 10. FOUNTAINS OF THE CENTAURS - 1928

This fountain was designed by Adolph Alexander Weinman. The large figures in this fountain are mythological half animal, half human creatures known as centaurs. They are seen wrestling with serpents and giant fish to represent the wildness of the West. The smaller, boyish figures are sea urchins. They are spraying water on the centaurs with their fish to represent the playfulness of the small animals of the West.



### 11. SIGNING OF THE TREATY - 1928

This sculpture was designed by Karl Bitter for the 1904 St. Louis World's Fair. It depicts Robert Livingston standing, James Monroe seated, and Francois BarbeMarbois signing the treaty by which the United States acquired the Louisiana Territory from France in 1803. This transaction is commonly known as the "Louisiana Purchase" and Missouri became the second state formed out of this purchase. President Thomas Jefferson wanted control of New Orleans, the major trading port on the Mississippi River. To accomplish this, he sent Robert Livingston and James Monroe to France to negotiate the purchase of that city. Napolean Bonaparte, ruler of France, was in need of money because England was about to declare war on his country. Marbois, Napolean's treasurer, urged him to sell to the United States not only New Orleans, but the entire Louisiana Territory. France sold the entire Louisiana Territory to the United States for only $15,000,000. This averaged out to about 3 cents per acre.



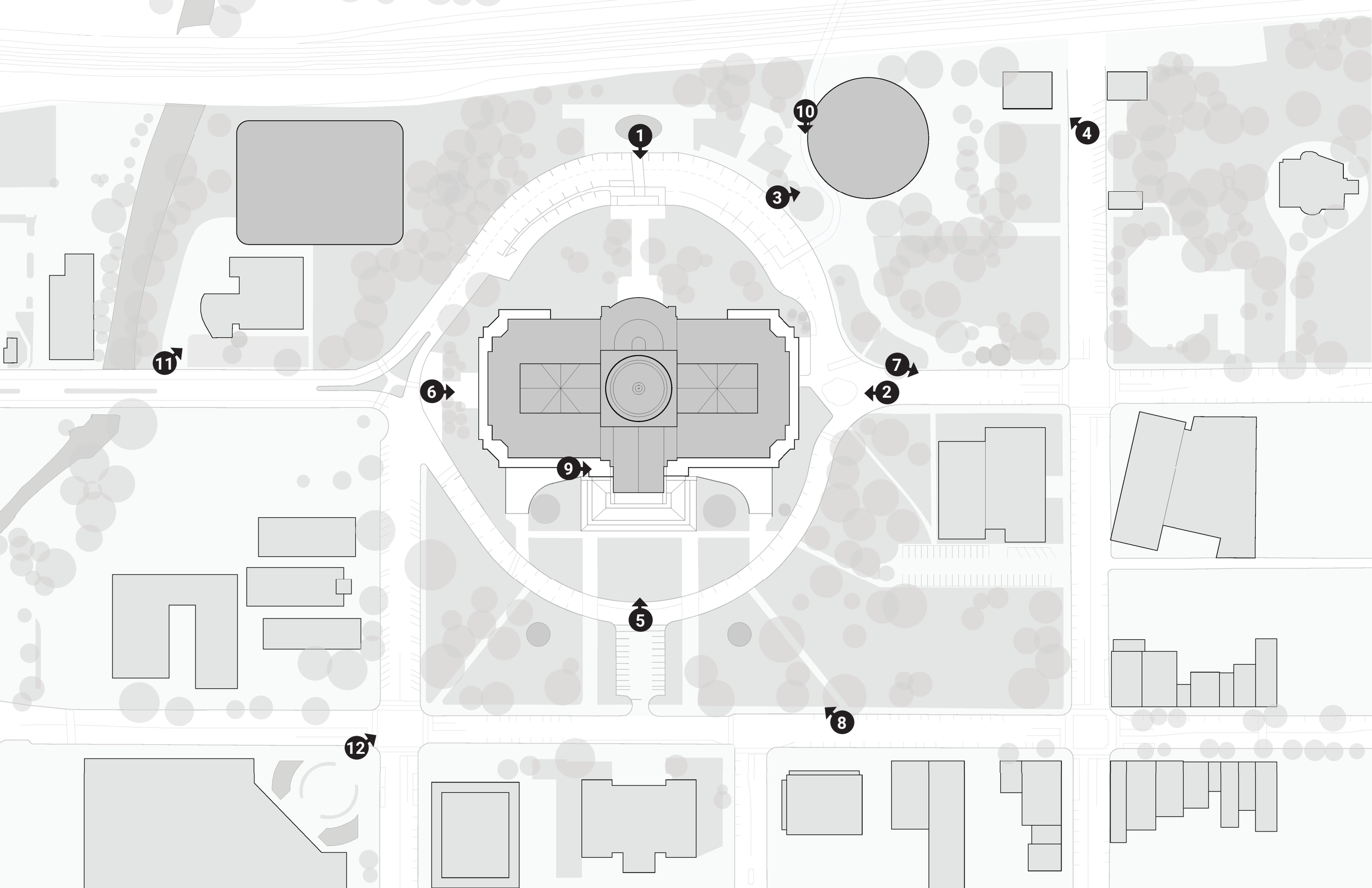
### 12. MISSOURI VETERANS MEMORIAL - 1991

This tribute to all of Missouri's veterans was dedicated on Nov 11,1991. The jets of water in the fountain symbolize the turmoil of war and a single arc of water shoots over the jets to symbolize peace. The 24 steps along the waterfall honor Missouri's entrance into the Union as the 24th state. "Missouri Veterans - Guardians of Liberty" is inscribed in the reflecting pool at the end of the fountain. The five bays of the colonnade overlooking the river are a reminder of the five branches of the armed forces. Each of the eight black granite posts along the walk represent a war that has been fought since Missouri became a state. The wars are Mexican-American, Civil War, Spanish-American, World War I, World War II, Korean, Vietnam and Persian Gulf. Three flags guard the Entrance to the walk: the U.S. flag, the Missouri flag and the Veterans' Commission flag. The cannon at the end of the walk was captured during the Spanish-American War at Moro Castle in Havanna, Cuba. It was given to the state of Missouri as a war trophy and was placed on the Capitol grounds between 1898 and 1911.

# Monuments

**13. LEWIS AND CLARK MONUMENT - 2008**

This monument pays tribute to the Corps of Discovery that scouted the Missouri River to its source and found a viable route to the Pacific Ocean. The monument portrays Captains Meriwether Lewis and William Clark (expedition leaders), York (Clark's man-servant), George Drouillard (a French-Canadian-Shawnee guide and translator) and Seaman (Lewis' Newfoundland dog). In addition to these main characters, items such as a journal, telescope, guns and hats are portrayed within the monument. The sculpture commemorates the date of June 4, 1804, when the Corps of Discovery encamped near the area that would eventually become the state capital. Bronzes were made by artist Sabra Tull Meyer in 2006-2007, with the dedication in 2008.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# Exterior Photos





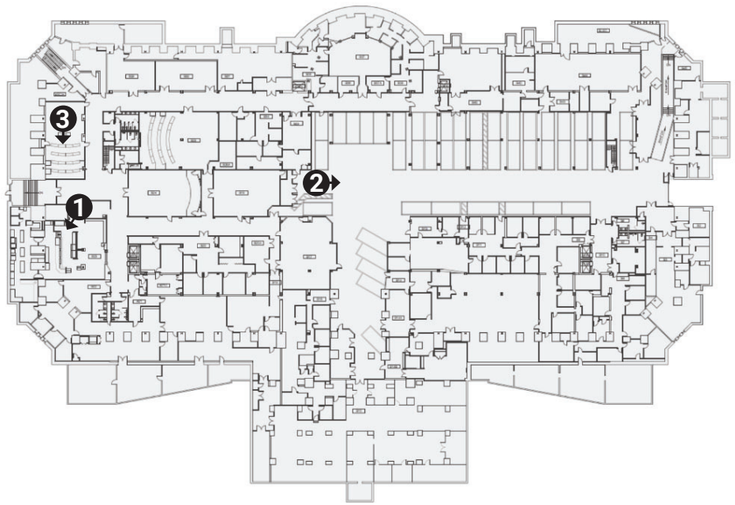







# Existing Interior Photos

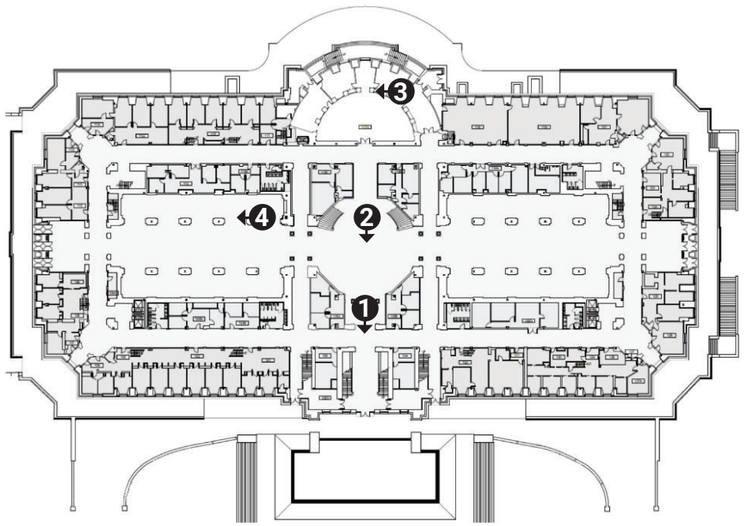
**BASEMENT FLOOR PLAN**

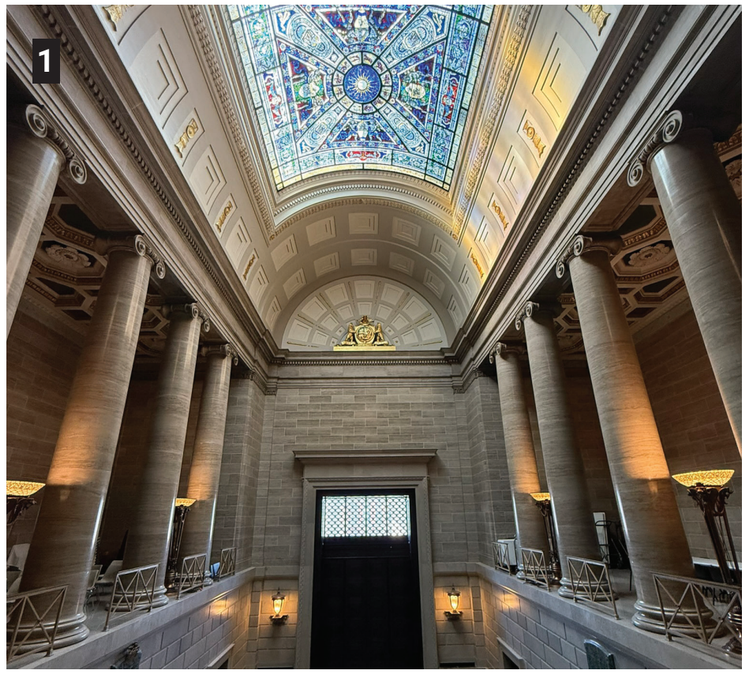





# Existing Interior Photos

**FIRST FLOOR PLAN**

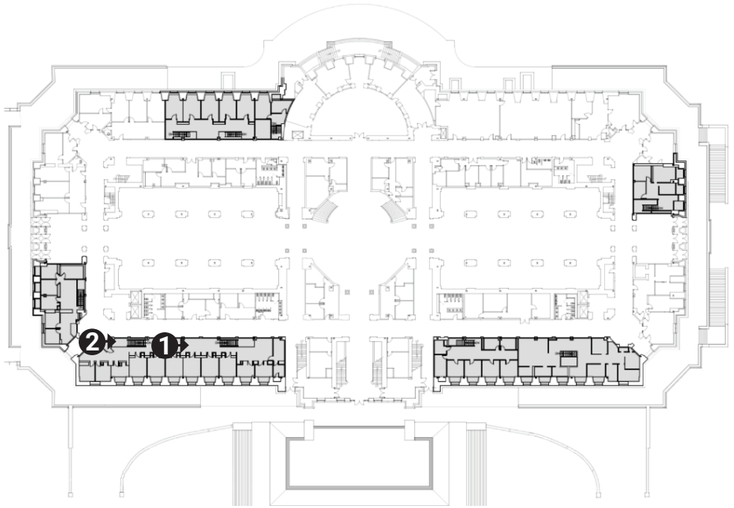


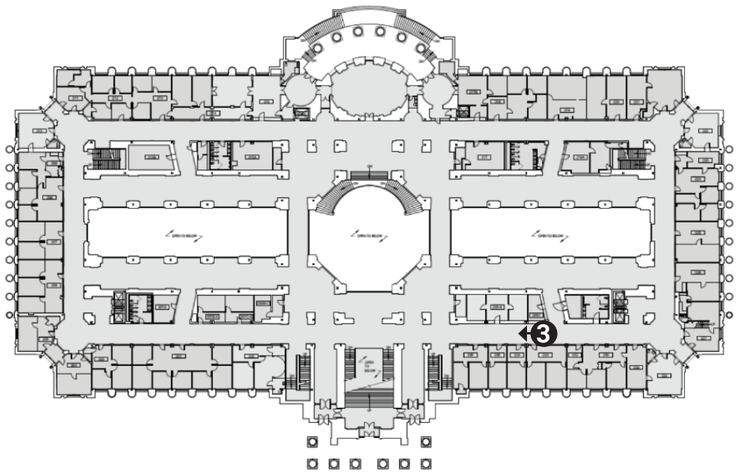



# Existing Interior Photos

### FIRST FLOOR MEZZANINES PLAN



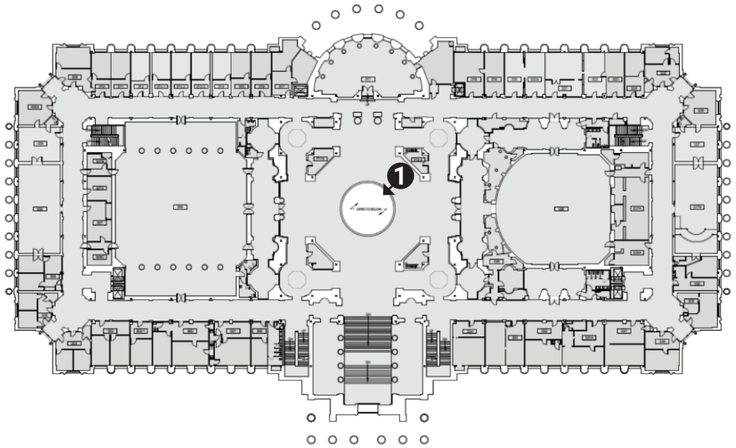

### SECOND FLOOR PLAN



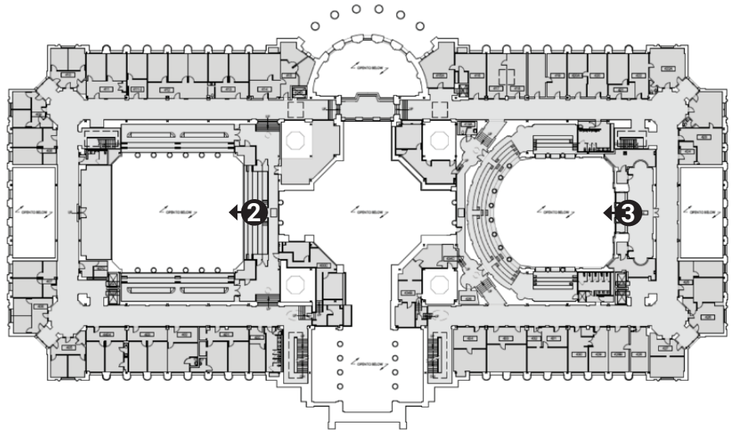



# Existing Interior Photos

**THIRD FLOOR PLAN**




**FOURTH FLOOR PLAN**



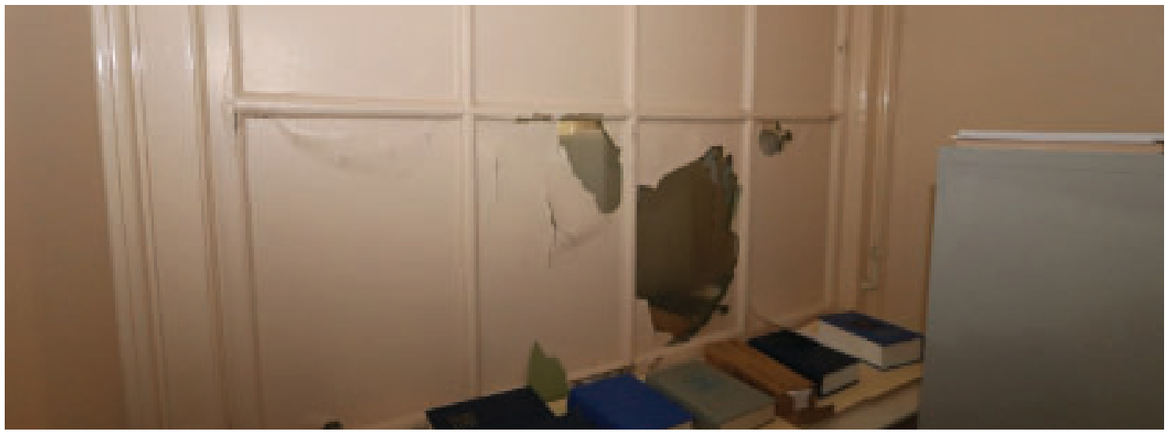



# Dilapidated Conditions

### EXISTING CONDITIONS - DAMAGED AND DETERIORATED ELEMENTS

The following photos are a few areas within the building that have various types of damage. Areas such as these highlight the necessity for basic replacement and renovations throughout the Capitol. While cosmetic repairs appear to be just that, cosmetic, they can contribute or be indicators for other issues such as unwanted water penetration, mold, structural integrity, and other safety hazards. These elements can increase yearly maintenance cost, cause energy inefficiencies, and decrease the value of the building.

In a century old building, this type of damage is not unusual. Material defects, environmental factors, and MEP system degradation all contribute to deterioration of a building. Repairing these factors is a key part of the proposed renovation.



### EXISTING CONDITIONS - WATER INFILTRATION AND LEAKING PIPES

Water infiltration can lead to a wide range of issues within a building. Structural damage, mold growth, electrical problems, and damage to building materials; while the most serious, are only a few examples. The infiltration and leaks currently existing within the Capitol have potential to cause disruptions to the occupants. These disruptions can range from a small leak they collect in a trash bin (see below), relocation from areas where water has penetrated the ceiling or walls (see bottom right), or plumbing complications.

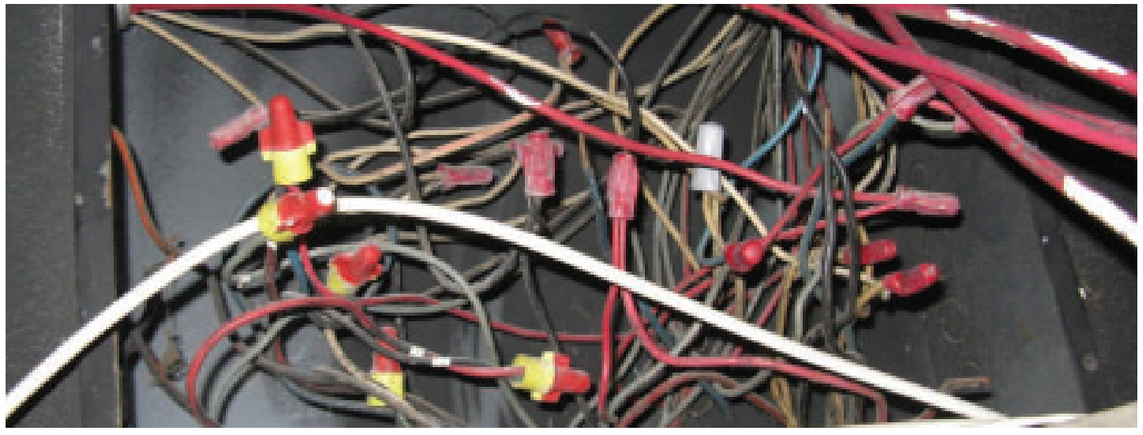
To prevent further damage that can be caused by faulty pipes or water leaks, plumbing throughout the entire building shall be inspected and replaced. These repairs will increase user safety, remove health concerns, and provide usable spaces throughout.

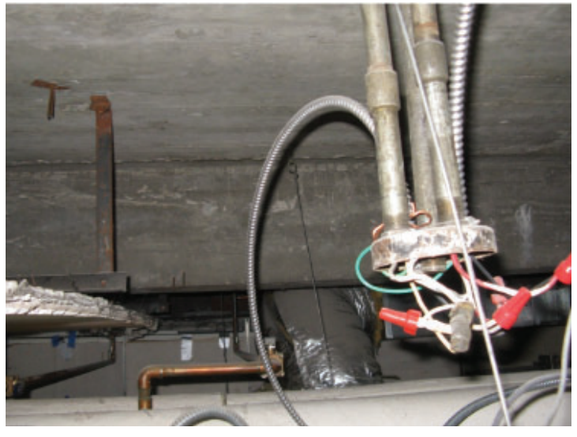
# Dilapidated Conditions

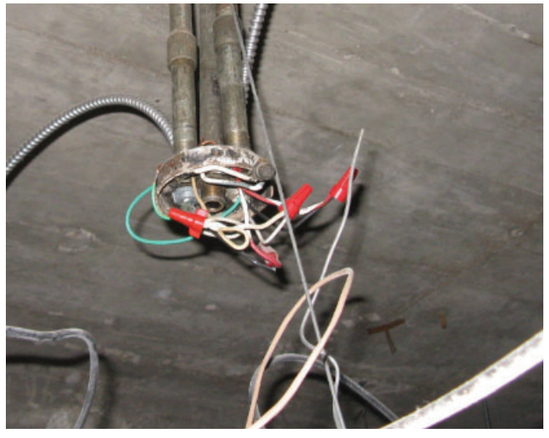
## EXISTING CONDITIONS - NEC (NATIONAL ELECTRIC CODE) VIOLATIONS

The National Electrical Code (NEC), also known as NFPA 70, is the United State's standard for safe electrical installations. Published by the National Fire Protection Association and approved by the American National Standards Institute, it is updated every three. The most current version was published in 2023. Within this code, it sets standards for everything from wiring types and sizes to circuit protection and grounding methods.

For a building as aged as the Capitol building, it is expected that electrical will be outdated and variate based on the year it was installed and the code at that time. Updating all the electrical will not only bring it up to code but increase the safety of the people and property from hazards such as fires or electrocution.



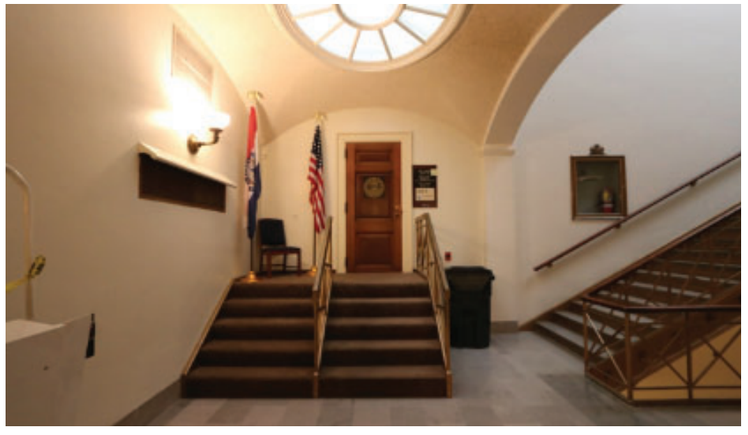


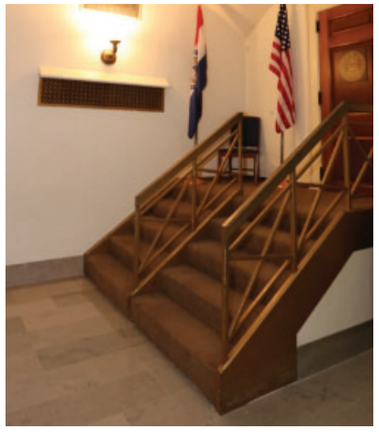


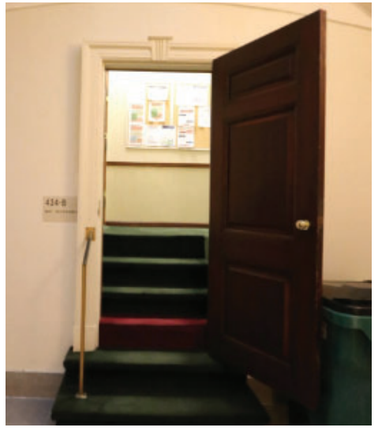
## EXISTING CONDITIONS - NON-COMPLIANT ADA (AMERICANS WITH DISABILITIES ACT)

The Americans with Disabilities Act (ADA) was a civil rights law passed in 1990 with the 1991 ADA Standards for Accessible Design being adopted by the DOJ shortly after. Since then, this has been updated to the 2010 ADA Standards. Within these standards are requirements so that public buildings are readily accessible to and usable by individuals with disabilities. Note that these are also listed within the 2021 International Building Code (IBC).

Some examples of requirements include ramp or elevator options to spaces accessible by stairs, door and hallway minimum widths, and height limitations for plumbing fixtures. Restructuring spaces with these violations (see below) will make the Capitol a truly open public building.





# Site Analysis

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# Site Analysis

**SUMMARY**

Site analysis is the process of systematically examining a location to understand its characteristics, constraints, and opportunities. This involves assessing the site's physical, environmental, and cultural context to inform design decisions. The goal of this analysis is to identify potential design opportunities, recognize site constraints, inform design decisions, and facilitate sustainable design.

The site analysis for the Missouri State Capitol includes the following:

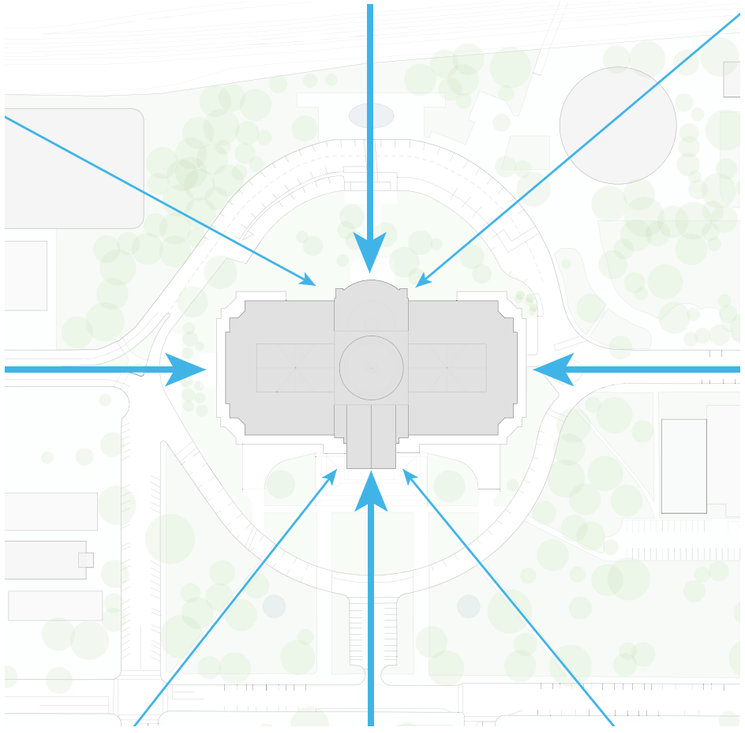
- Site vistas
- Existing landscape
- Soil type
- Daylighting
- Vehicular and pedestrian movement around and through the site
- Parking
- Topography

**Left**: *Proposal for south vista by W High St.*

# Analysis Diagrams

## SITE VISTAS

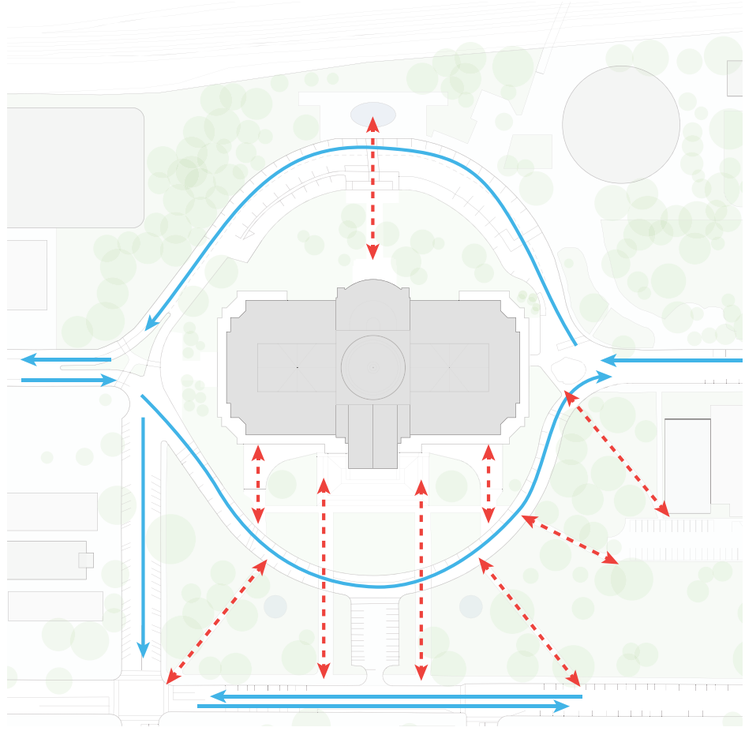
The State Capitol building is visible from miles away in all directions throughout Jefferson City and the surrounding area. The prominence of the building demonstrates the central role of the state government and the stature of our nation's democracy and lawmaking. Preservation of these views are vital to the public's experience of the historic building, which creates an inherent reverence and respect for the state government. Like most other states, the ultimate symbol of American democracy is the capitol dome, which is the primary focal point when viewing the Missouri Capitol building from both afar and up close. The neoclassical nature of the Capitol and formality of the landscape reinforces the views along the formal axis as well as the diagonal vistas. Other notable views that are critical to maintain around the site include the monuments and the Missouri River.



## VEHICULAR AND PEDESTRIAN MOVEMENT

In addition to the functioning state government and people who are doing business with the state, the State Capitol and grounds attract residents, active citizens, and tourists from around the world. The Capitol sits on a large "sacred lawn" where the people of Missouri can freely utilize for events, demonstrations and other public gatherings. It is vital that the State Capitol is pedestrian friendly and encourages the ability to host large gatherings including people demonstrating their first amendment rights without interacting with vehicles. Currently, the oval shaped ring road allows for vehicles to circulate around the site in a singular direction, with parallel parking all around the Capitol. Pedestrians are forced to interact with vehicles on all sides of the capitol creating unsafe and undesirable conditions. Pedestrians are also unable currently to circulate around the entire capitol without having to cross the street multiple times. Additionally, vehicles are parked very close to the capitol which creates security concerns, including a surface parking lot that is unfortunately placed directly on axis with the front lawn. The ring road, while more direct for drivers, decreases the building safety due to its proximity.

Vehicular Movement
Pedestrian Movement

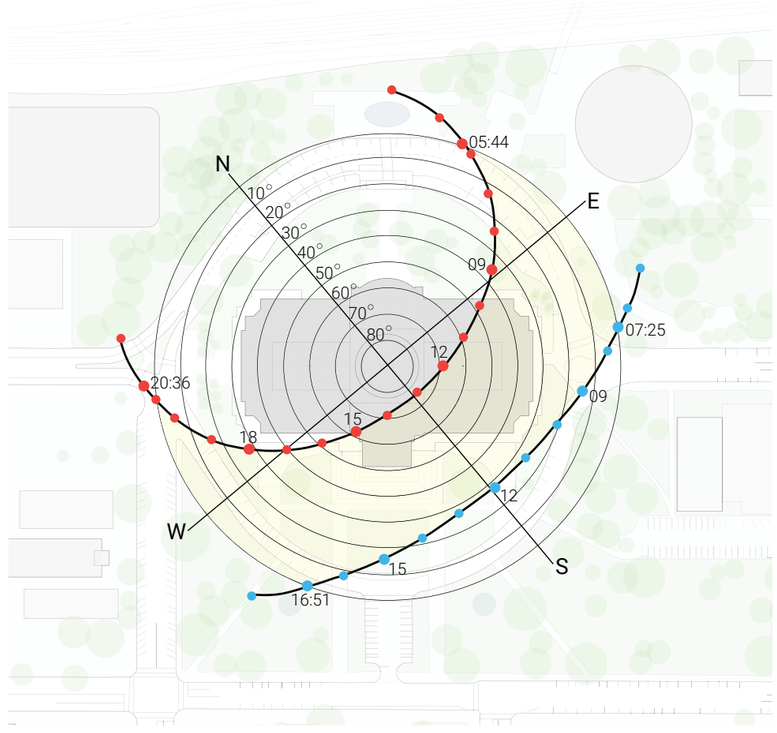


## DAYLIGHTING AND SUN PATH

Sun paths are important to study for thermal comfort, opportunity for passive heating and cooling strategies, and understanding access to daylight on the site. The site is currently oriented in the northeast direction which can be optimal for daylighting in the north section of the building. North light is consistent, soft, and shadow-free compared to sunlight from other angles. This is ideal for spaces such as offices which would stay cool and glare-free, or galleries/museums as light is easier to control.

In contrast, on the south, east and west, this direct lighting can cause the spaces to be warmer, and need extra shading, especially during the summer months. While this can be welcoming in gathering spaces, art and furniture should be limited from direct exposure as this can cause fading.

Summer Solstice, June 21st
Winter Solstice, December 21st

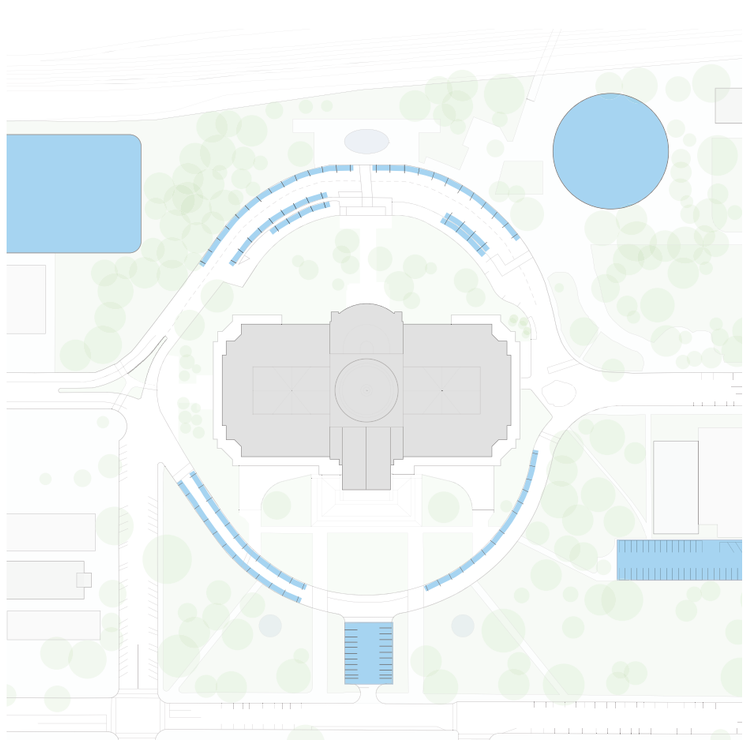


# Analysis Diagrams

## PARKING

Parking around the Capitol currently exists in a variety of locations. For visitors however, there is minimal parking within close proximity. Street parking along the ring road is available for select groups such as accessible spaces, veterans, news media, and reserved spaces. There is a total of only fifty-nine (59) 3-hour spaces available. Otherwise, visitors are encouraged to park in lots by Missouri Blvd, Main St., and High St; well over 1,000 feet away.

The lot to the south of MODOT is restricted for staff. The garage to the northeast is restricted for the Senate (308 spaces), which will need to be demolished and rebuilt. The garage to the northwest is restricted for the House of Representatives with 472 spaces.



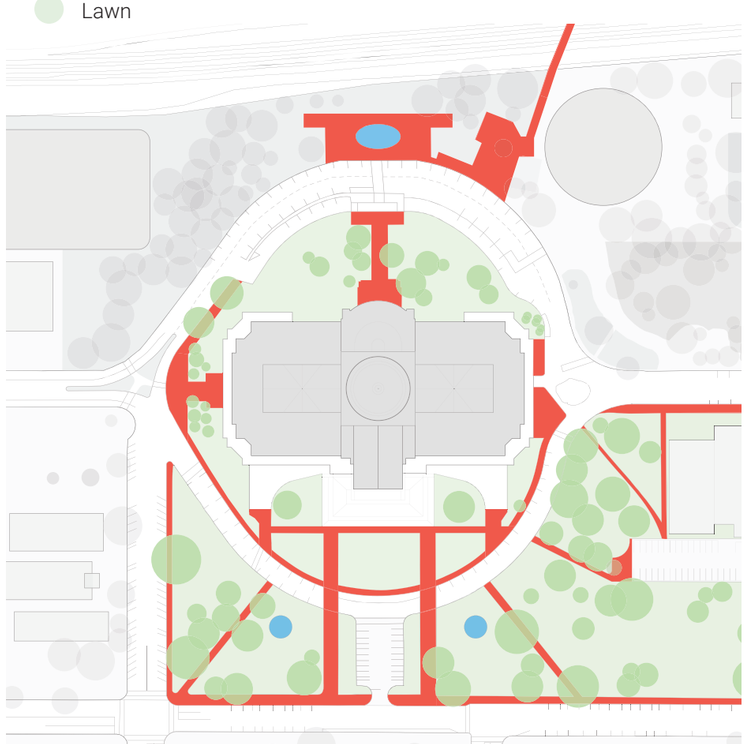
## EXISTING LANDSCAPE

The existing hardscape and softscape were evaluated to guide decisions on site access, circulation, preservation of key features, and opportunities for improvement.

South: The south side features a formal, symmetrical layout with broad walkways, lawns, and fountains, offering clear views to the Capitol dome. Local aggregate paving enhances regional identity, while peripheral tree placement maintains open sight lines. W Capitol Ave bisects the site, and part of the south lawn is currently used for surface parking.

North: The north side includes ceremonial plazas and a central axis flanked by berms that elevate views of the Capitol. The Fountain of the Centaurs plaza links to the Bicentennial Bridge and riverfront, though a lack of direct pedestrian connection to the south limits overall site cohesion.

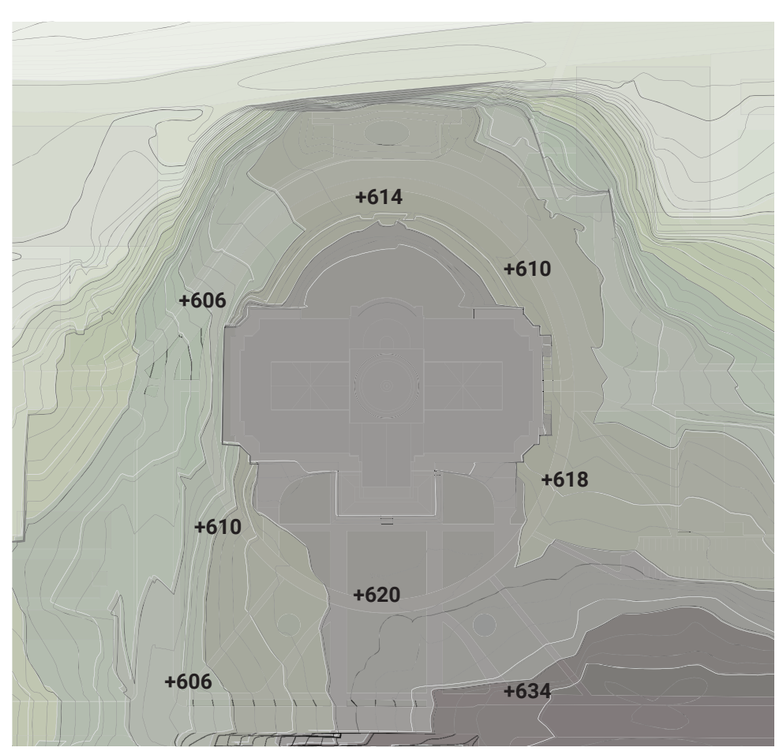
- Pedestrian Pathways
- Existing Trees
- Lawn



## TOPOGRAPHY

The topography of the site is quite significant due to its variance and steep slopes, making accessible pathways a challenge. The highest point of the site is on the southeast corner at roughly 635 feet above mean sea level. The site slopes down towards the north and west, with steeper inclines on the north and west sides of the capitol building. The grade drops significantly along the north end of the site from the Fountain of the Centaurs area down to the bottom of the parking garages, the train tracks, and the Missouri River.

LOW HIGH

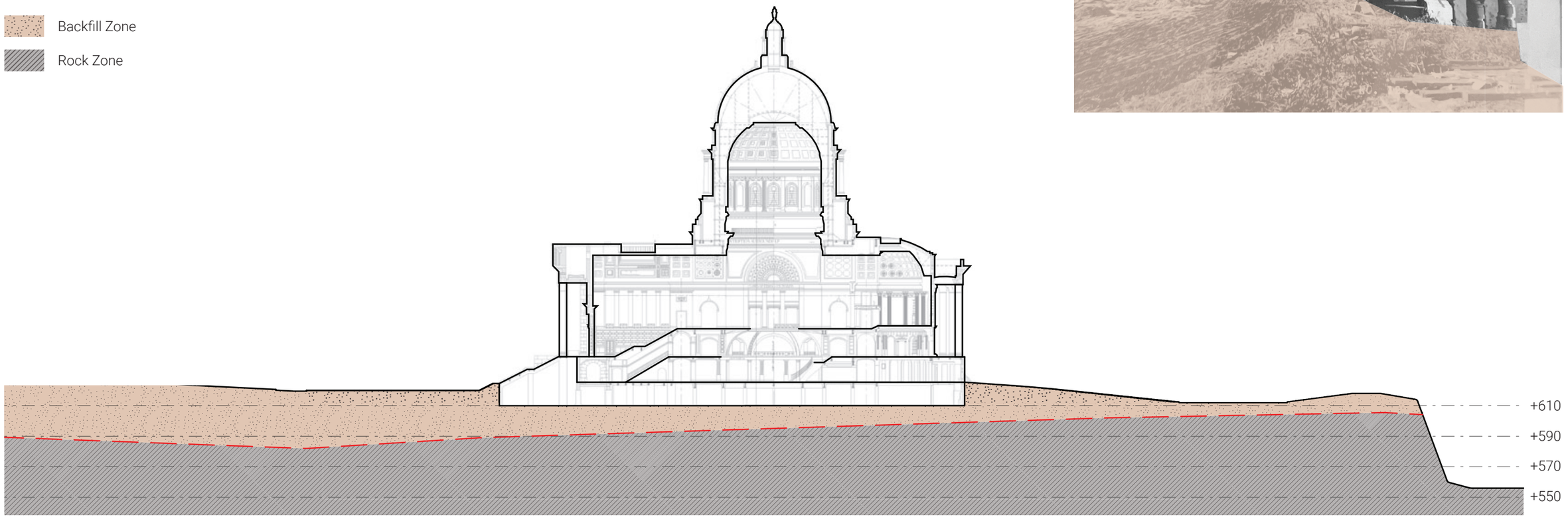


# Excavation

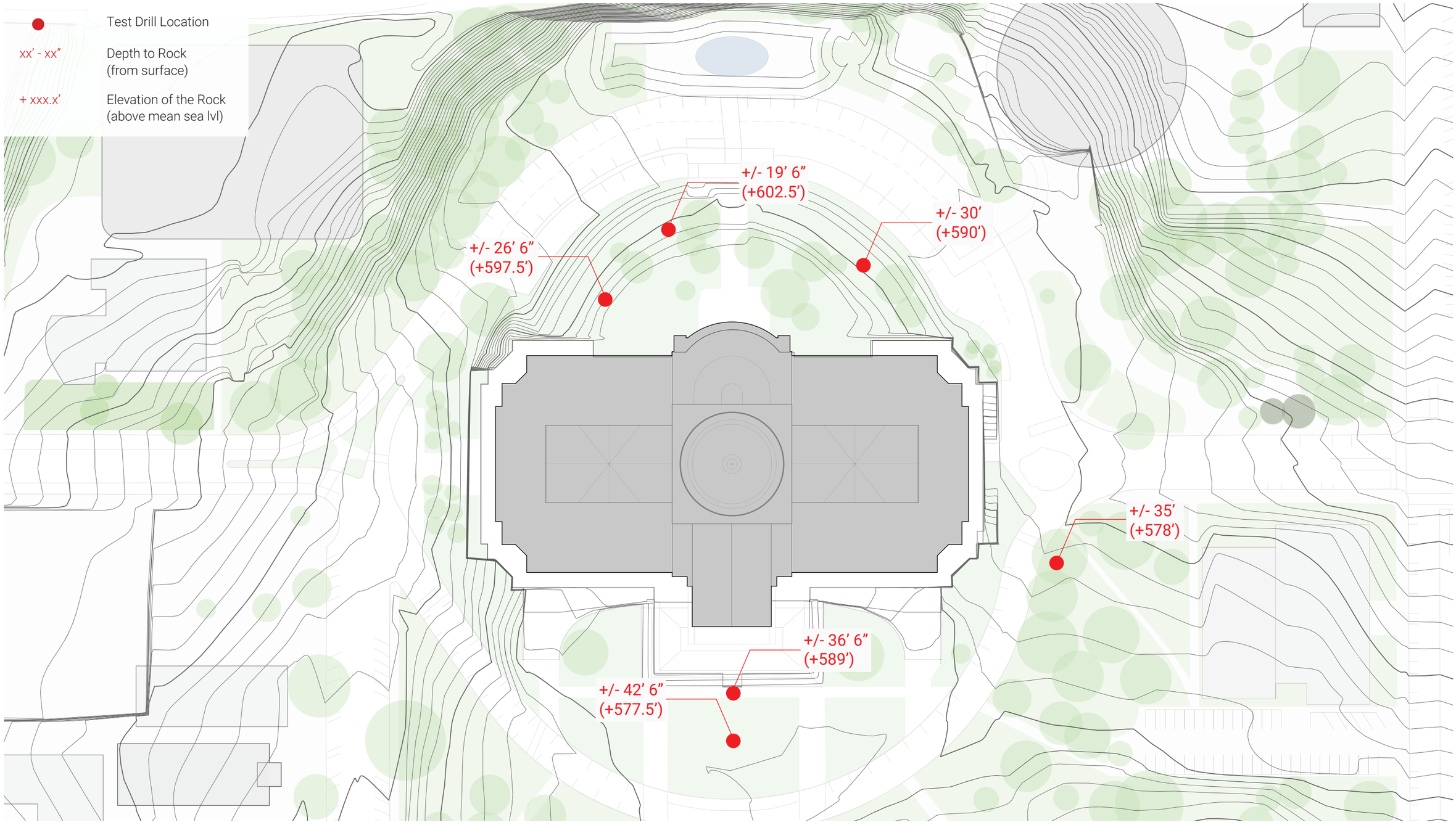
**SOIL TYPE**

The soil type is an important aspect for the Capitol grounds as this area of Missouri has a significant amount of bedrock at a very shallow depth. In 1913, during the construction of the Capitol building, the entire basement level of the site within the Ring Road was excavated and it appears a large portion of the bedrock was removed. As the Capitol was construction, the area was backfilled to the grade levels seen today. The rock depth allows for any expansion to continue out from the basement level without digging into rock. A two-level below grade expansion would likely encounter bedrock, particularly on the north side of the site. Any rock excavation will have significant impact to the cost of any potential addition or expansion.

**Right:** *Historic Site Excavation*



# Test Drills


Test Drill Location
xx' - xx"
Depth to Rock
(from surface)
+ xxx.x'
Elevation of the Rock
(above mean sea lvl)
+/- 19' 6"
(+602.5')
+/- 30'
(+590')
+/- 26' 6"
(+597.5')
+/- 35'
(+578')
+/- 36' 6"
(+589')
+/- 42' 6"
(+577.5')

# Master Plan Concepts

7

# Master Plan Concepts

**MASTER PLAN CONCEPTS OVERVIEW**

The master plan concepts arise directly from the three guiding principles: an integrated campus with functional space, architectural integrity and historic character, and open public buildings that serve the people of Missouri. These principles shape a comprehensive planning framework that addresses both current needs and future opportunities, while honoring the legacy and symbolic importance of the Capitol.

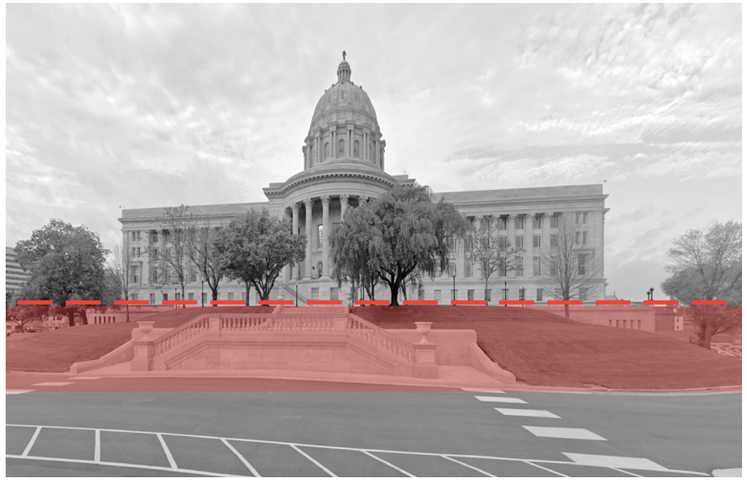
The plan preserves key historic elements, including the Capitol's defining vistas and the iconic oval-shaped Sacred Lawn that surrounds the building. It reinforces the historic north–south axis, strengthening the connection between the south lawn, the visitor center, and the Rotunda, establishing a clear and ceremonial sequence of arrival. Expansions to the north and south are strategically placed to provide essential space for legislative offices, public hearing rooms, and visitor services, all while minimizing visual and physical impact on the historic setting.

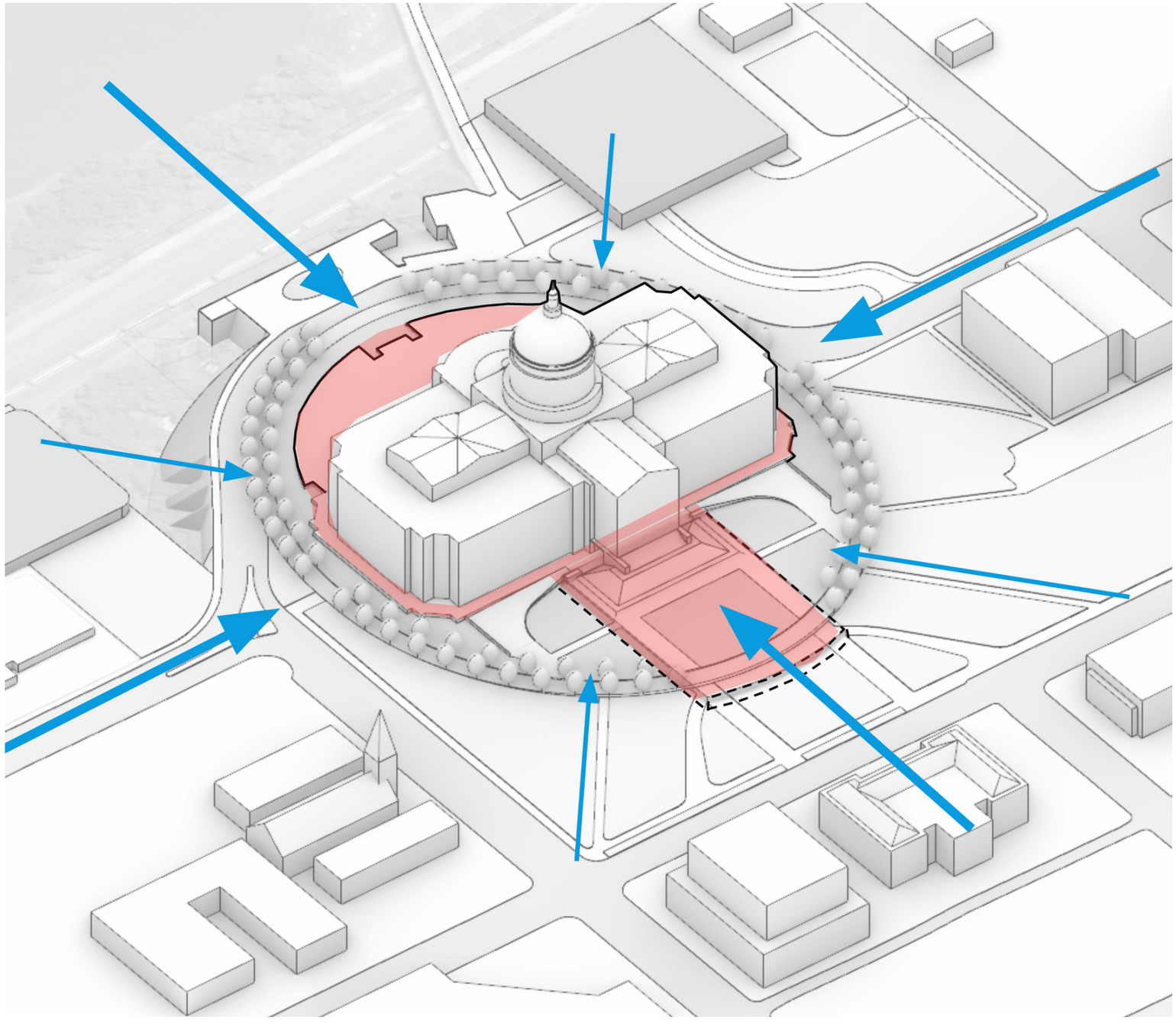
Circulation across the campus is reimagined to prioritize pedestrians, improve safety, and enhance overall access. The reconfiguration of vehicular traffic allows the South Lawn to become a pedestrian only zone, creating a more open and inclusive public space. A new five level Senate and Visitor Garage provides approximately 600 parking spaces for both the public and members, utilizing the site's natural topography to enable separate access points and improve functionality and security. Together, these planning strategies create a unified, resilient, and welcoming Capitol campus that continues to support civic life and democratic engagement for all Missourians for the next 100+ years and beyond.

# Preservation of Vistas

**PRESERVATION OF VISTAS**

The master plan safeguards the historic sightlines by ensuring that any expansion remains below the terrace line, preserving the Capitol's visual prominence from all major vantage points. This approach maintains the integrity of the Capitol's silhouette and respects the intentional spatial hierarchy of the site. In addition, pedestrian and vehicular circulation is carefully organized to frame and enhance key views, reinforcing the Capitol's role as a visual and symbolic anchor in the civic landscape.





# Master Plan Elements

**SITE ENHANCEMENT:**

To improve pedestrian access and unify the campus, vehicle access along the south segment of the ring road is removed, allowing the Capitol grounds to become fully pedestrian-friendly. The reconfigured ring road offers uninterrupted pedestrian circulation around the historic Capitol, enhancing accessibility and safety. In addition, the ring road is framed with a continuous planting of Missouri's state tree, the flowering dogwood, establishing a seasonal ceremonial and symbolic landscape experience. This tree-lined loop reinforces the oval shape of the Sacred Lawn, creating a stronger sense of place and highlighting the Capitol as the focal point of the grounds.

**NORTH EXPANSION:**

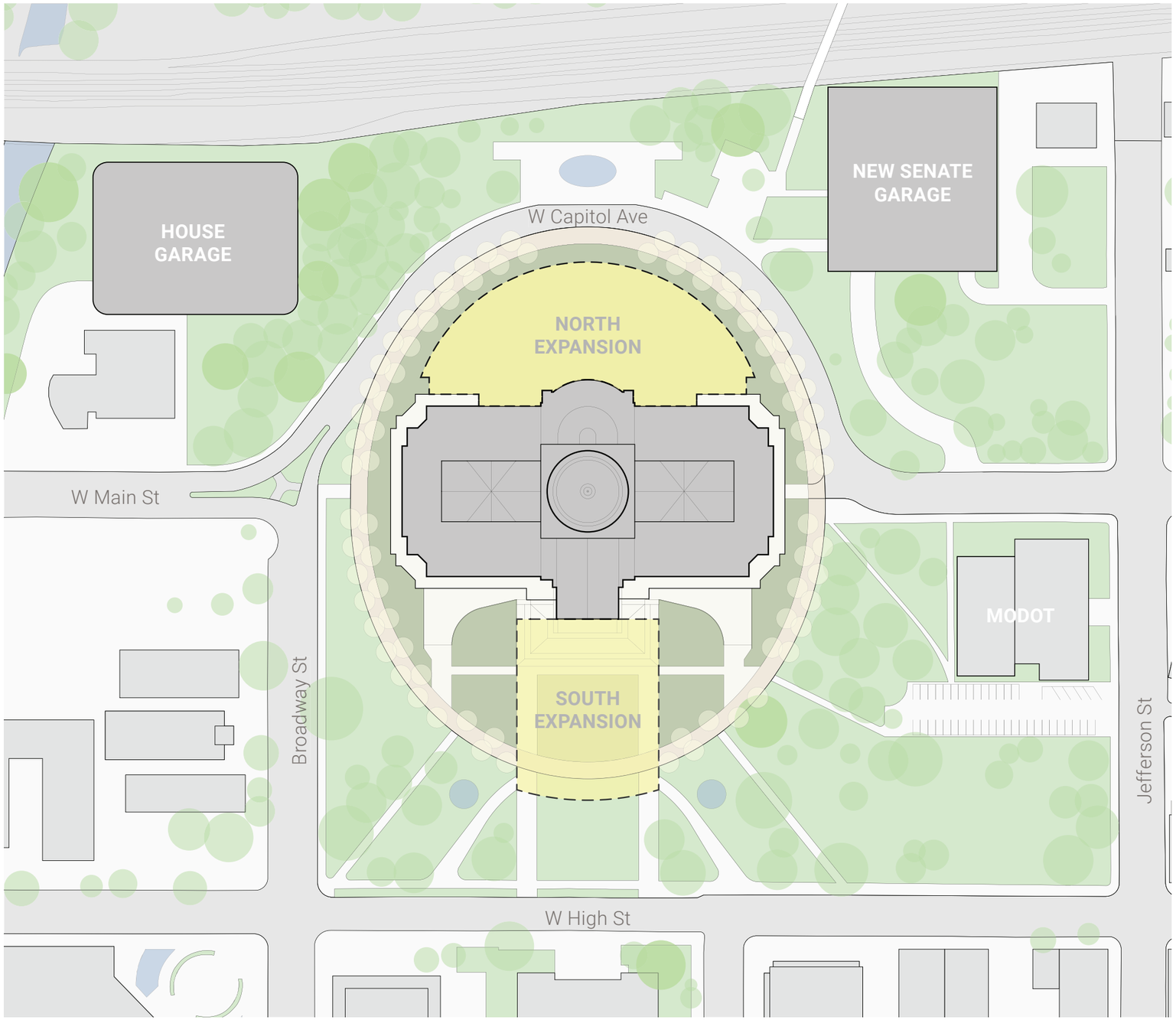
The north expansion provides approximately 50,000 square feet of new space designed to accommodate displaced member offices from the Capitol's mezzanine level, along with essential support and service areas. It also serves as swing space during construction, enabling continued operations and minimizing disruptions to legislative functions. Strategically located, this expansion offers access to natural daylight and views, enhancing the quality of workspaces for legislators and staff. Its close proximity to structured parking improves accessibility and day-to-day functionality for Capitol occupants, supporting both interim and long-term needs.

**SOUTH EXPANSION:**

The south expansion includes approximately 30,000 square feet dedicated to public-facing functions such as new hearing rooms and an inviting visitor center. By locating hearing rooms outside the constraints of the historic Capitol structure, the plan allows for greater design flexibility, improved acoustics, and modern technology integration. The visitor center is strategically positioned near accessible parking along Broadway Street and the proposed school bus drop-off zone on West High Street, offering convenient access for all visitors. Its location adjacent to key pedestrian pathways ensures a welcoming and intuitive entry sequence, reinforcing the Capitol's role as a civic destination.

**NEW SENATE GARAGE:**

The master plan proposes a five-level Senate and Visitor Parking Garage with approximately 600 parking spaces to serve both the Capitol campus and the public. The structure utilizes the site's natural topography to provide separate access points for different user groups. A covered, secure, and accessible core-to-core connection links the garage directly to the Capitol north expansion, allowing members direct convenient access.

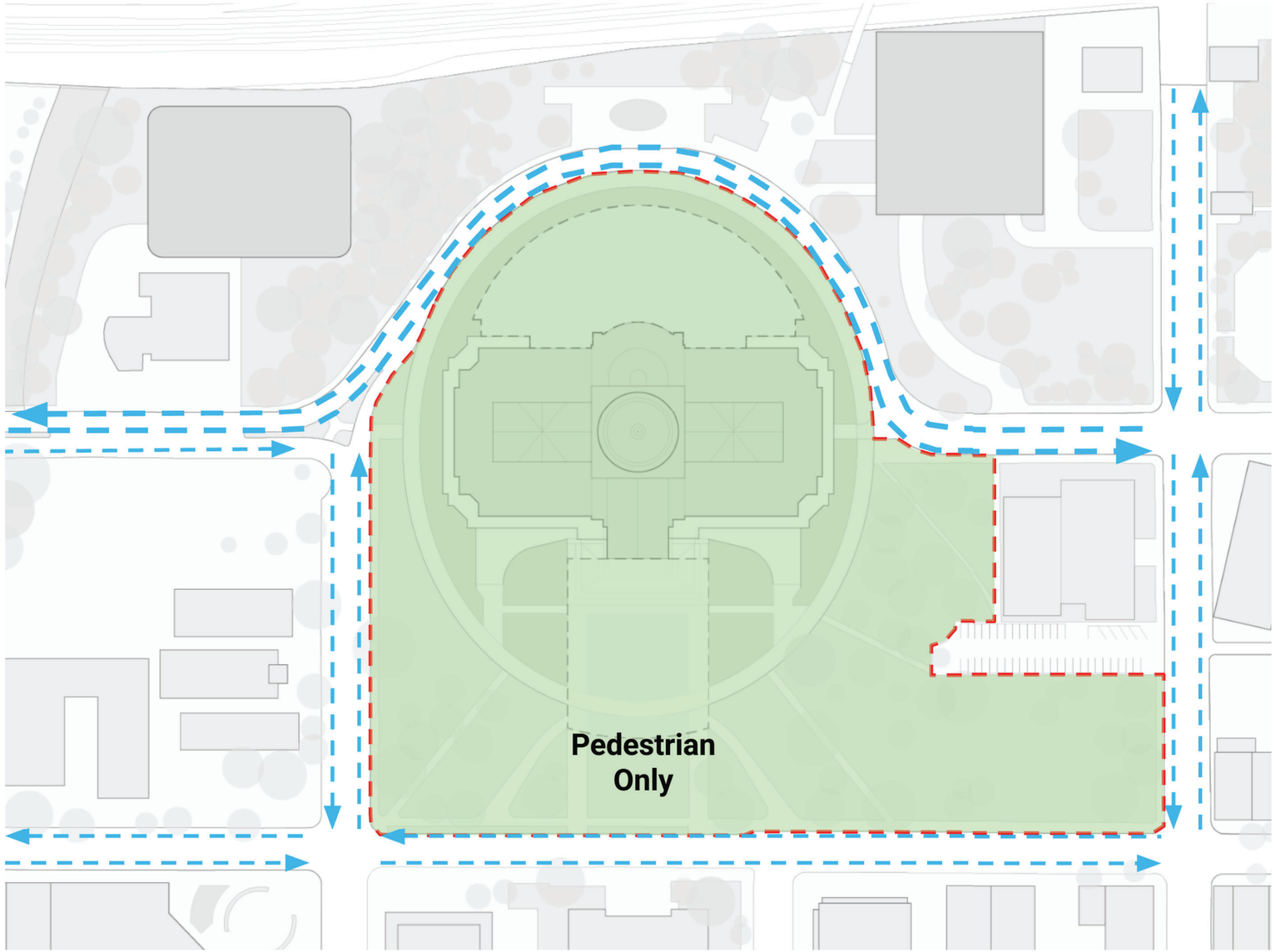


# Pedestrian Experience

## PEDESTRIAN EXPERIENCE

The master plan reimagines the Capitol grounds to prioritize pedestrian access, civic engagement, and public safety. Currently, vehicular circulation cuts across the south lawn, disrupting the flow of pedestrian movement and fragmenting the landscape. By converting the northern portion of the ring road to two way traffic, the south lawn can be reclaimed as a pedestrian only zone, which provides a safe and flexible space for public events, gatherings, and civic activities.

**Below:** *Surface Parking at South (Top)*



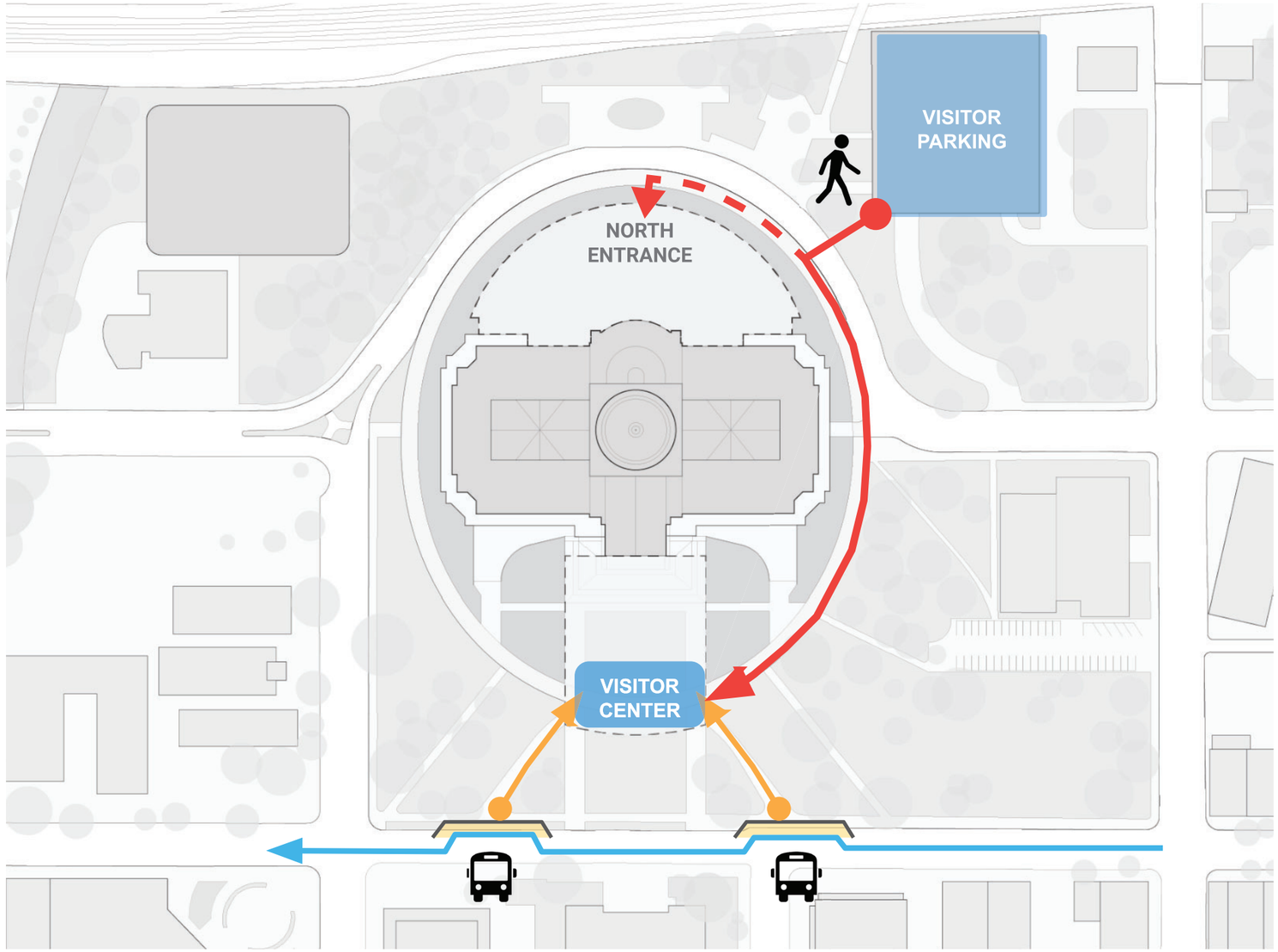

*Pedestrian Zone*

*Vehicle Route*

# Visitor Approach

### VISITOR APPROACH

The master plan improves the visitor approach by providing clear, convenient, and accessible entry points from multiple arrival zones. For school groups, a designated bus drop-off along West High Street is located adjacent to the proposed Visitor Center, offering a safe and accessible route directly into the Capitol campus. Visitors arriving by car from the new Senate Garage can enjoy a scenic walk along the reconfigured Ring Road, with the option to enter through the Visitor Center on the south or take a more direct route from the garage to the northern entry of the expansion. Together, these approaches create a welcoming and intuitive arrival experience for all visitors.




*Access from Parking*

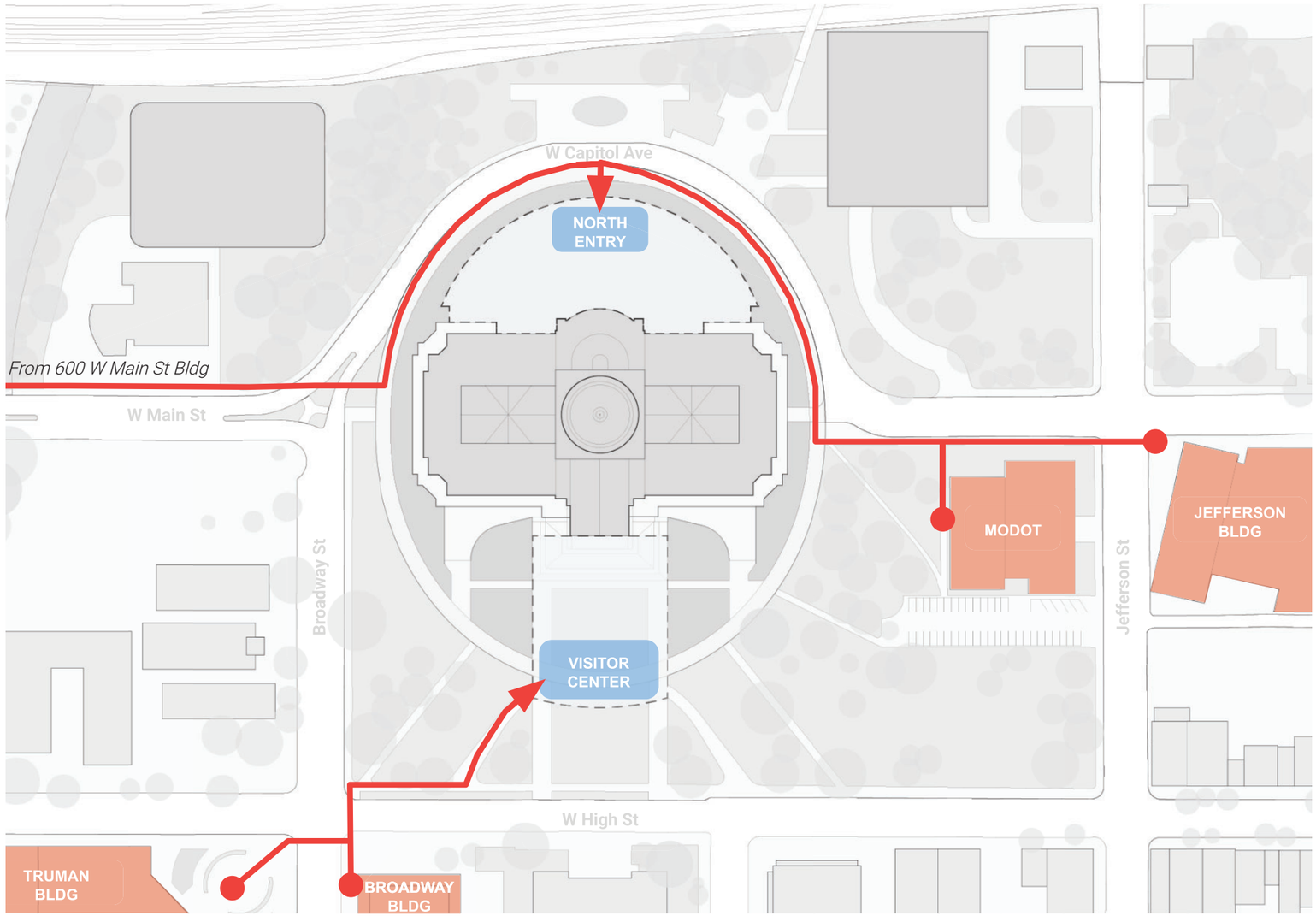
*Access from School Bus Drop Off*

*Accessible Access*

# North Entry

## STATE EMPLOYEE ACCESS

The master plan's proposed north and south expansions create convenient access points for state employees across the Capitol grounds. The north entry of the expansion is easily accessible to staff from nearby state offices, including the MODOT and Jefferson buildings to the east and the Secretary of State's office to the west. On the south side, the Visitor Center entry points provide direct and accessible routes for employees coming from the Truman and Broadway buildings. This improved connectivity supports daily operations and enhances circulation across the broader campus.



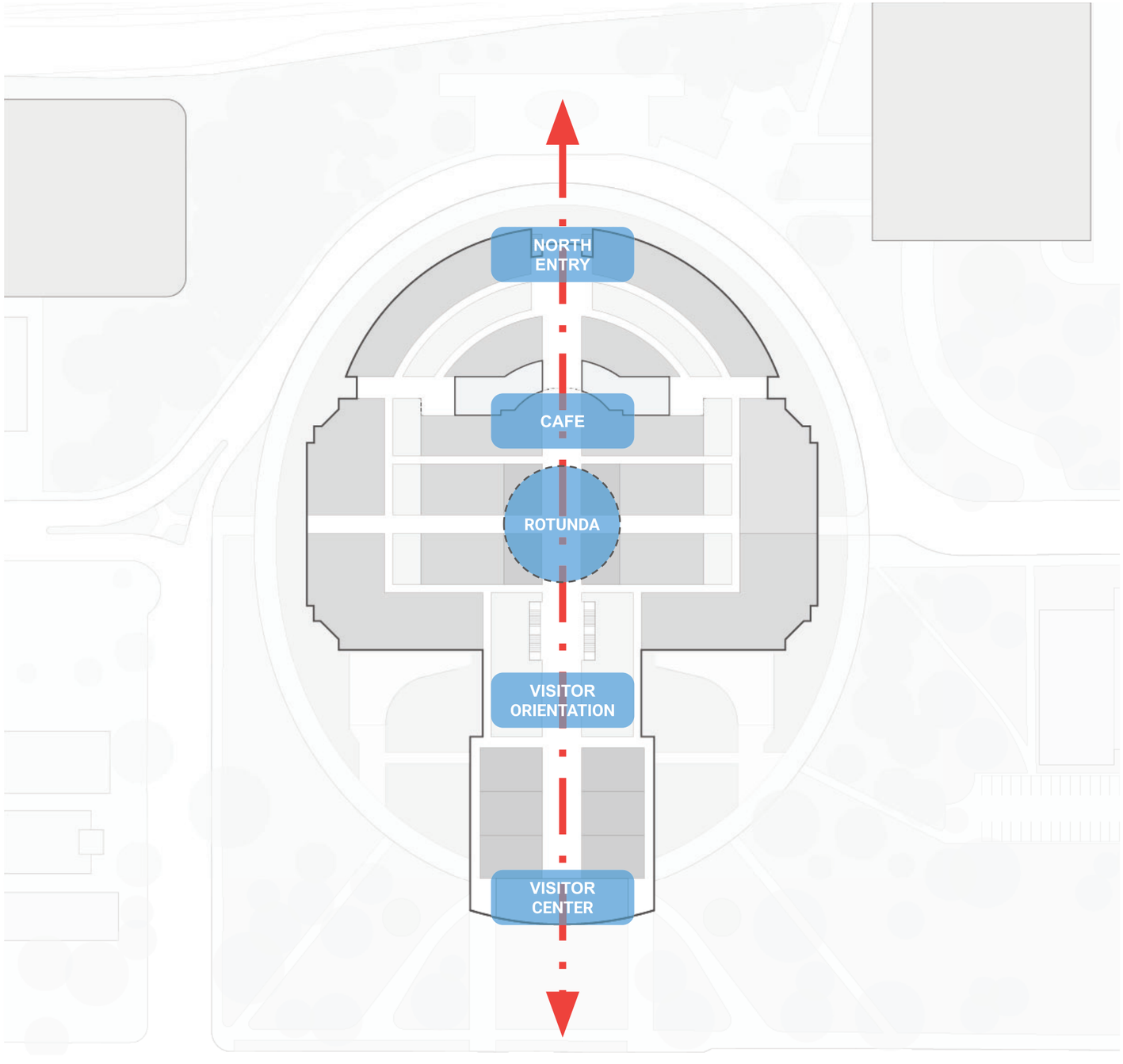

*Routes from Adjacent State Buildings*

MISSOURI STATE CAPITOL

# Visitor Experience

## VISITOR EXPERIENCE

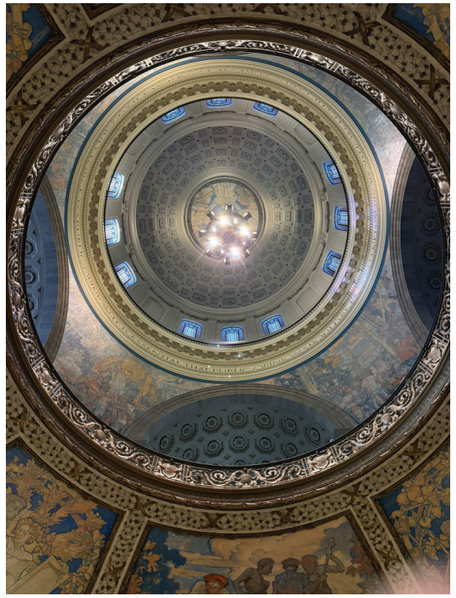
The master plan organizes the visitor experience along a clear north south axis that serves as the central spine of the new expansion. Visitor related spaces. including the Visitor Center, orientation area, exhibition space, café, and north entry are all aligned along this axis to create an intuitive and continuous sequence. Strategically placed skylights and winter gardens along the axis help visitors remain visually oriented while framing views toward the Capitol dome, creating a strong sense of place and connection throughout the experience.

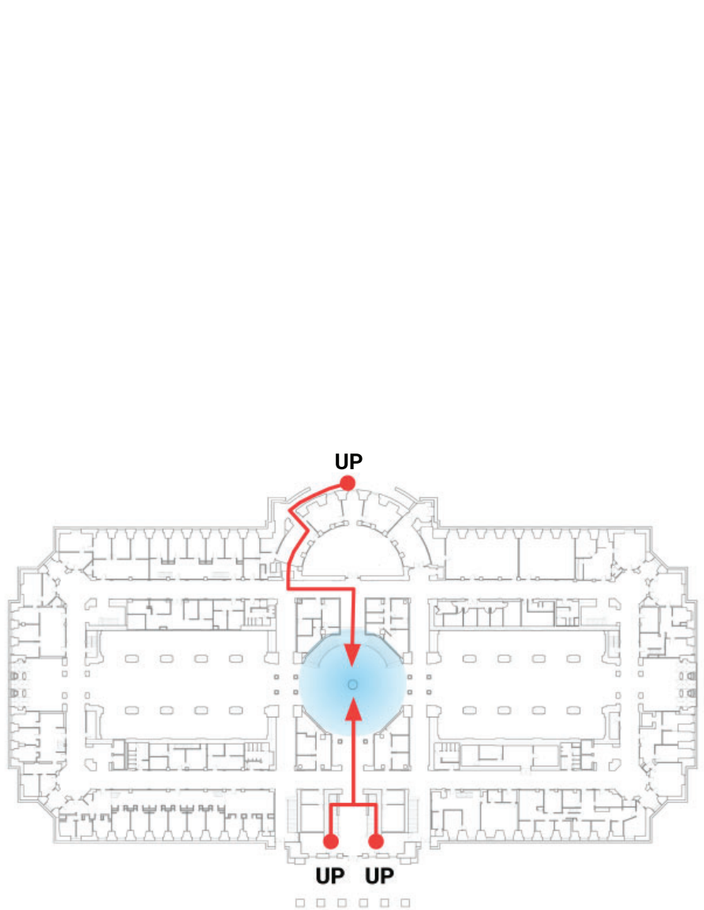


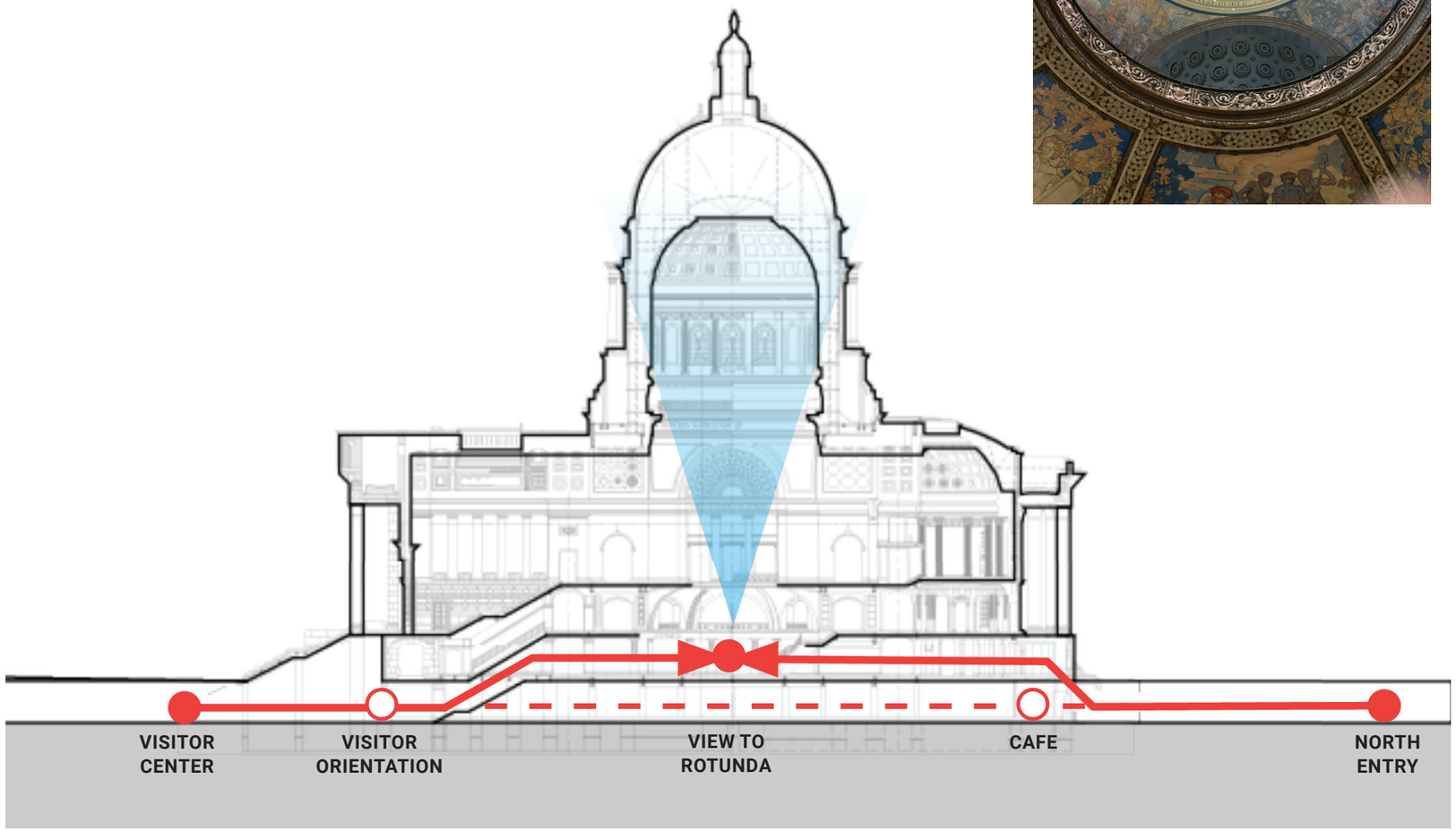
# Access to Rotunda

**ACCESS TO ROTUNDA**

The master plan enhances the visitor experience by providing direct connections to the Capitol's Rotunda. Visitors entering from the south through the new Visitor Center use a direct stair that links the basement level to the ground floor. Those arriving from the north follow a new stair that nests beneath the historic curved stair in the North Apse, creating an immediate visual and spatial connection to the Rotunda. These connections reinforce the Rotunda's role as the symbolic heart of the Capitol, strengthen orientation, and create a memorable arrival experience.





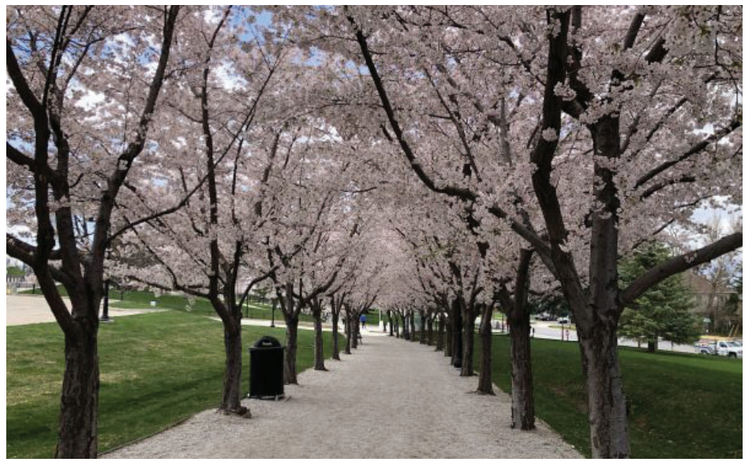



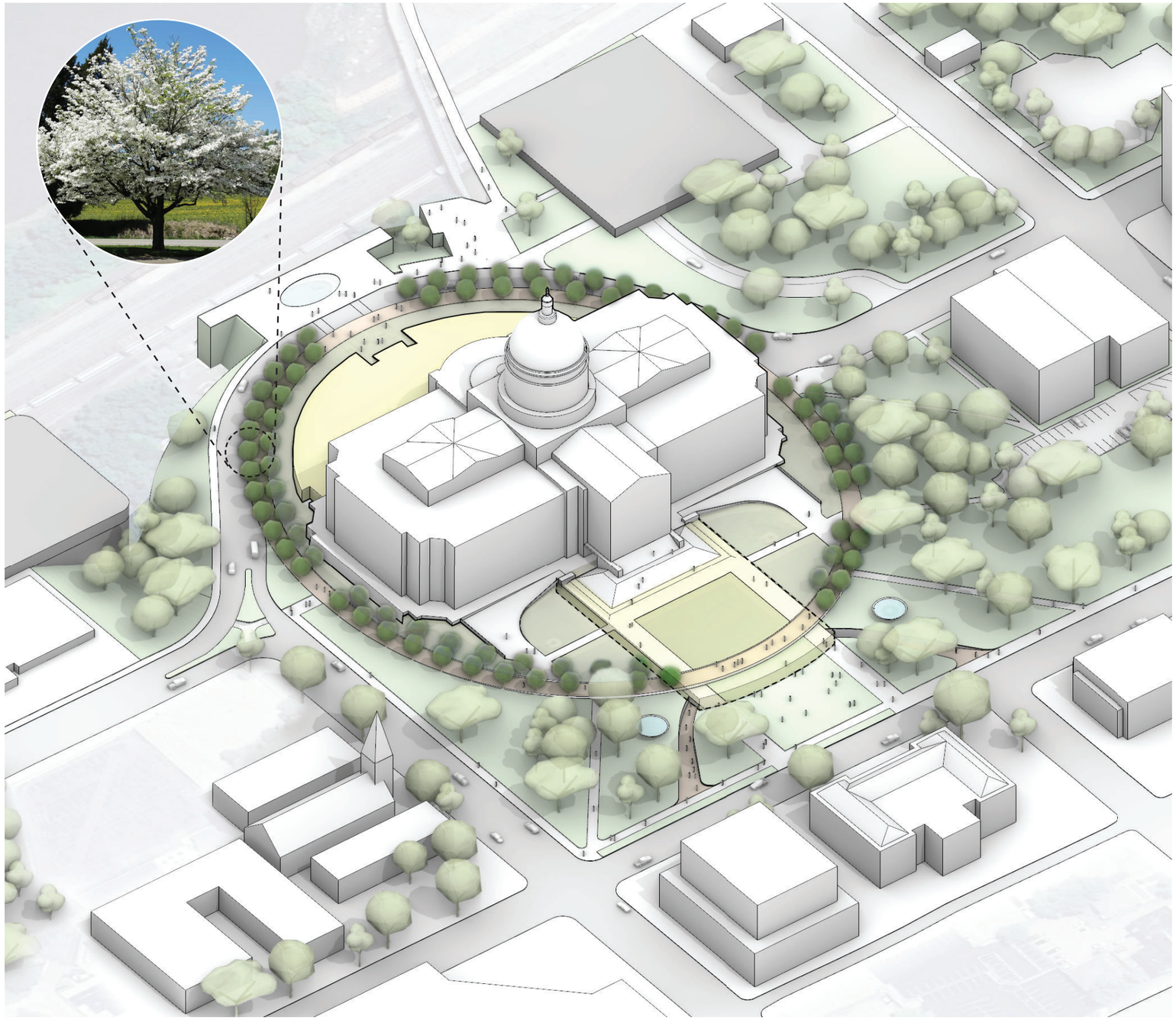
# Landscape Ideas

**LANDSCAPE**

The main landscape concept centers around the newly established pedestrian Ring Road, which serves as a unifying element around the Capitol grounds. A continuous planting of dogwood trees, Missouri's state tree, follows the full loop, reinforcing the oval form and providing seasonal interest and shade along the pedestrian path. The walkway will be composed of local aggregate materials that align with the existing paving palette of the Capitol grounds, ensuring visual continuity and a cohesive campus identity. Together, these elements create a welcoming, walkable environment that ties the entire landscape together while honoring the site's regional character.

**Below:** *Utah State Capitol - Example of Tree Lined Pedestrian Walkway*





# Public Gatherings

## PUBLIC GATHERINGS

The master plan strengthens the Capitol's role as a space for civic expression by creating a fully pedestrian zone around the building, particularly on the south side where vehicle traffic currently bisects key gathering areas. By eliminating vehicle access and establishing a continuous pedestrian loop, the plan provides a safe, open, and unified space for demonstrations, marches, and other public assemblies. This separation of vehicles from pedestrians enhances safety, accessibility, and the overall experience, allowing the people of Missouri to gather freely, express their views, and fully exercise their rights at the People's House.

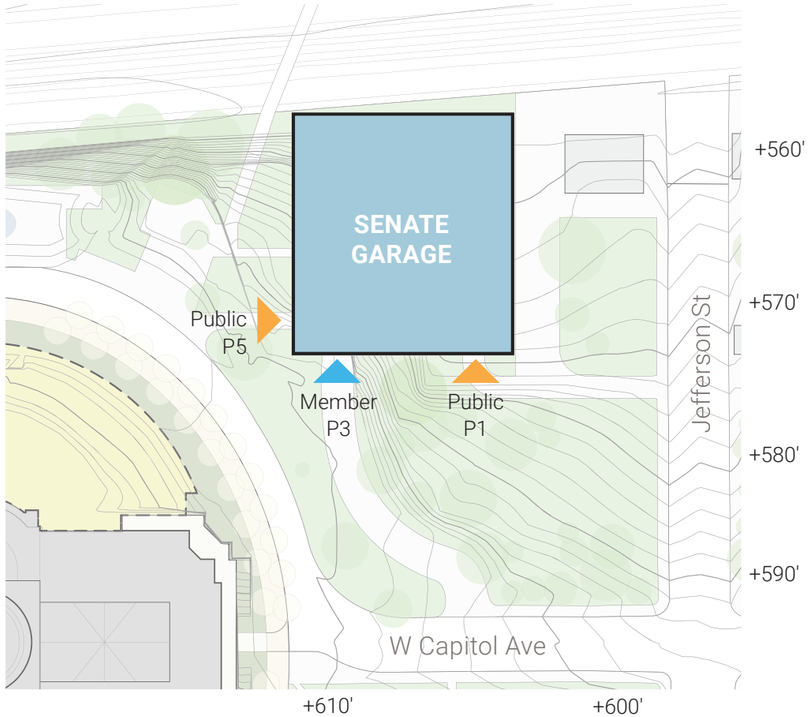
Expanded Pedestrian Gathering Zone

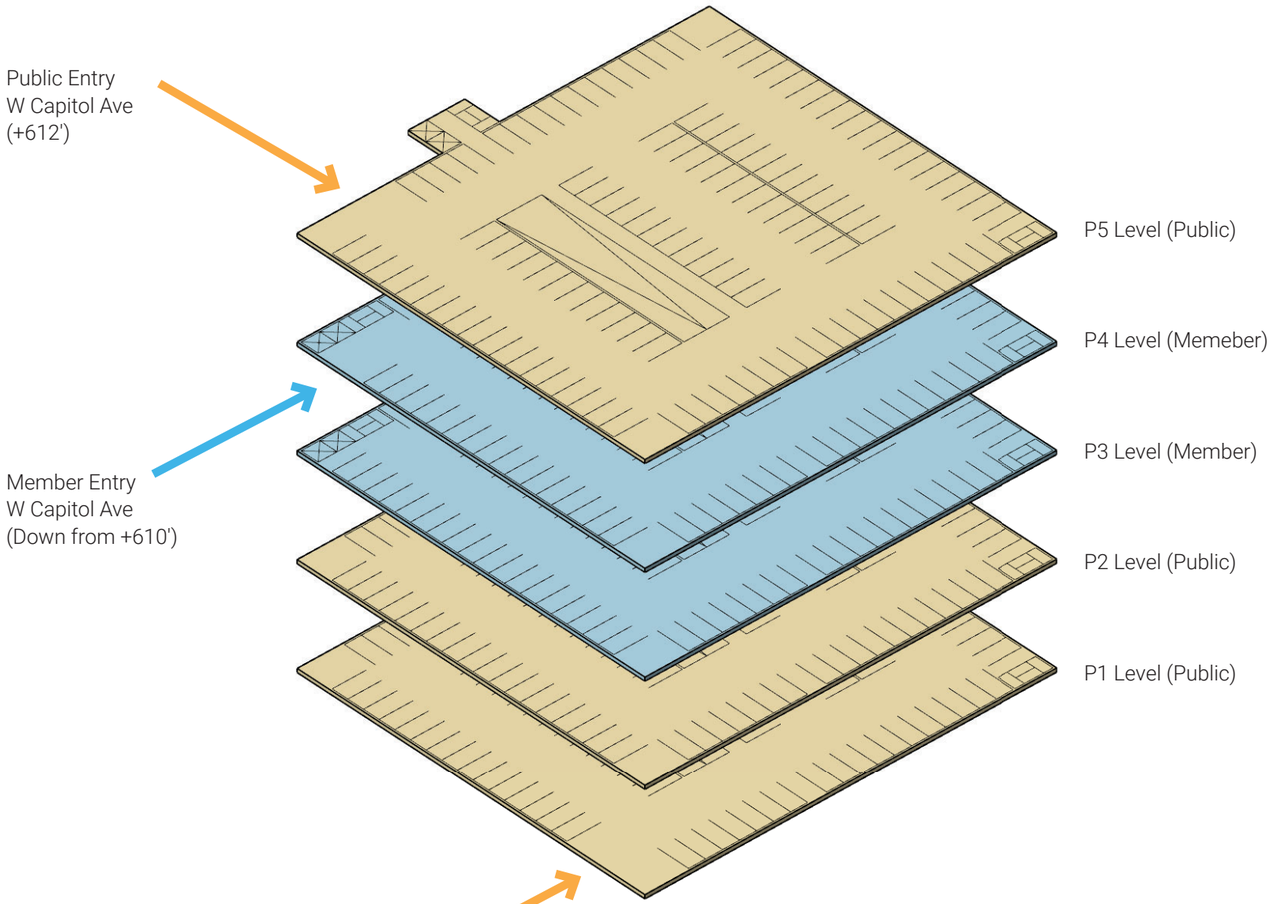
**Below:** *Current Gathering Zone Bisects by Vehicular Traffic*

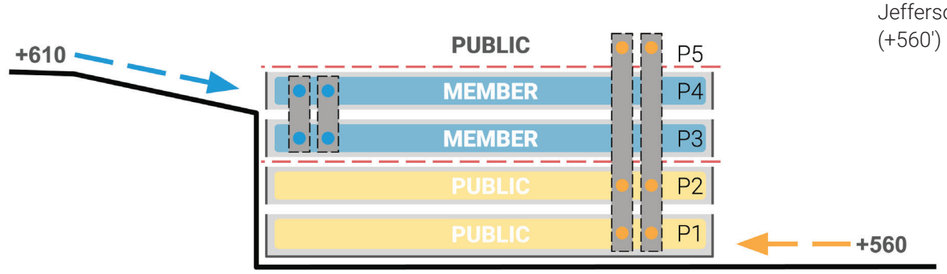
# Parking Garage

### NEW SENATE GARAGE

The master plan proposes a five-level Senate Garage with approximately 600 parking spaces to support both the Capitol campus and the public. The structure takes advantage of the site's natural topography to provide separate access points—public entry at Level 1 from Jefferson Street (+560') and member entry at Level 4 from West Capitol Avenue (+610'). Separate elevator cores are envisioned for members and the public, connecting each parking level. The massing, approximately 200 feet wide by 218 feet long with an internal speed ramp, is intended to recess into the hillside and remain out of view from the Capitol.



# Core-to-Core Connection

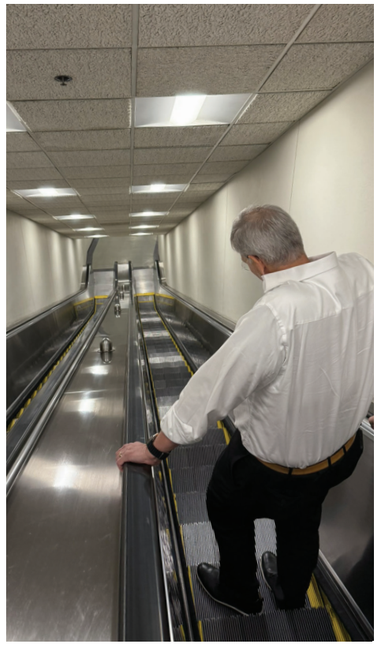
## HOUSE PARKING TUNNEL

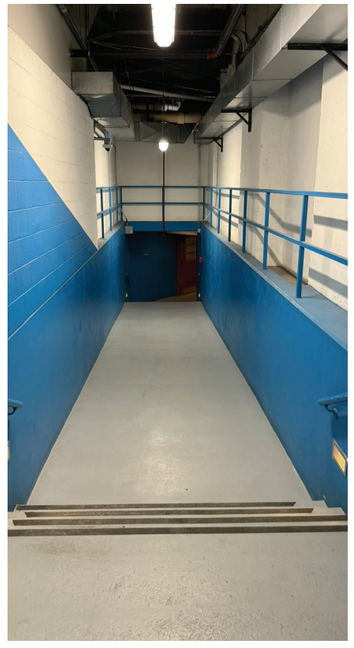
The master plan includes an improved and accessible tunnel connection between the House Garage and the new north expansion. Currently, access between the garage and the Capitol basement relies on a combination of escalators and walkways, which limits accessibility. To address this, a new tunnel is proposed to connect Level 3 of the House Garage directly to the secured compact elevator lobby at the B2 level of the north expansion via an accessible sloped walkway. Members will then use the secure elevator lobby to access the heart of the expansion, providing a direct, efficient, and fully accessible route into the Capitol complex.

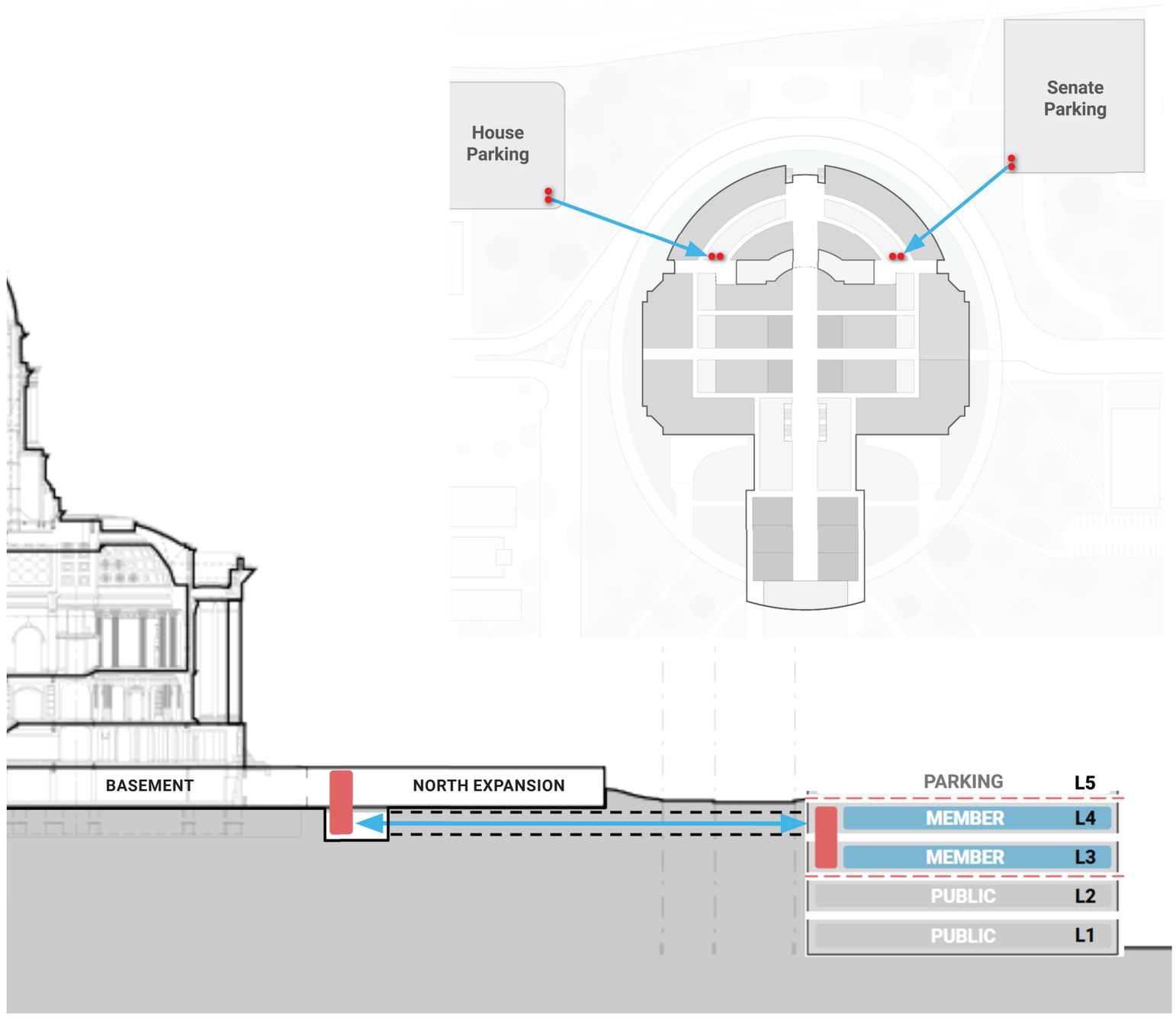
## SENATE PARKING TUNNEL

The master plan also proposes an improved and accessible tunnel connection between the new Senate Garage and the Capitol complex. Currently, access from the existing garage to the Capitol basement relies on a series of ramps, steps, and walkways, which are not fully accessible. The new tunnel will connect Level 4 of the Senate Garage directly to the secure elevator lobby at the B2 level of the north expansion, providing a fully accessible and direct route for members to enter the heart of the expansion safely and efficiently.

**Below:** Existing House Tunnel (Left); Existing Senate Tunnel (Right)



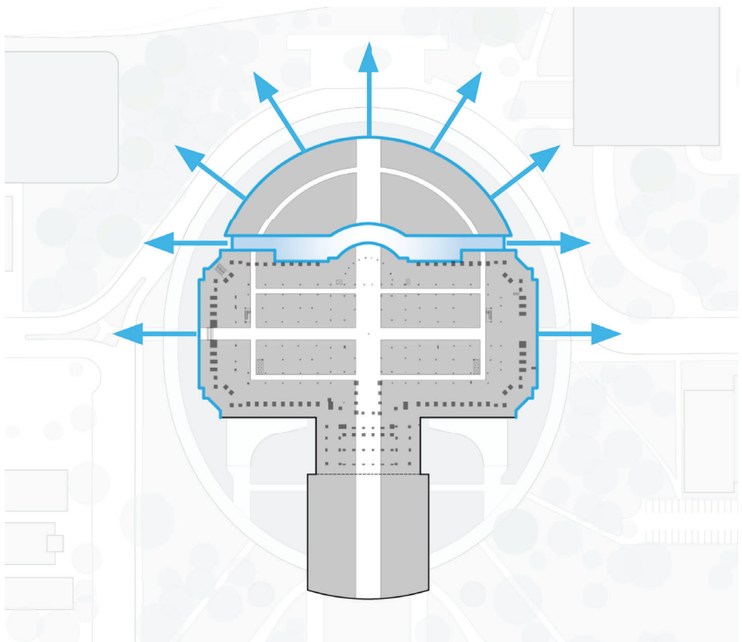




# Access to Daylight

### ACCESS TO DAYLIGHT

The master plan prioritizes access to daylight and views throughout the new expansion by organizing member offices along the perimeter and around interior winter gardens. These gardens, located between the new expansion and the historic structure, are topped with expansive skylights that bring natural light deep into the building. This configuration ensures that all member offices benefit from daylight and visual connection, while also helping visitors feel oriented within the building. Strategic openings and sightlines provide views toward the Capitol dome, reinforcing a sense of place and connection to the historic heart of the campus.

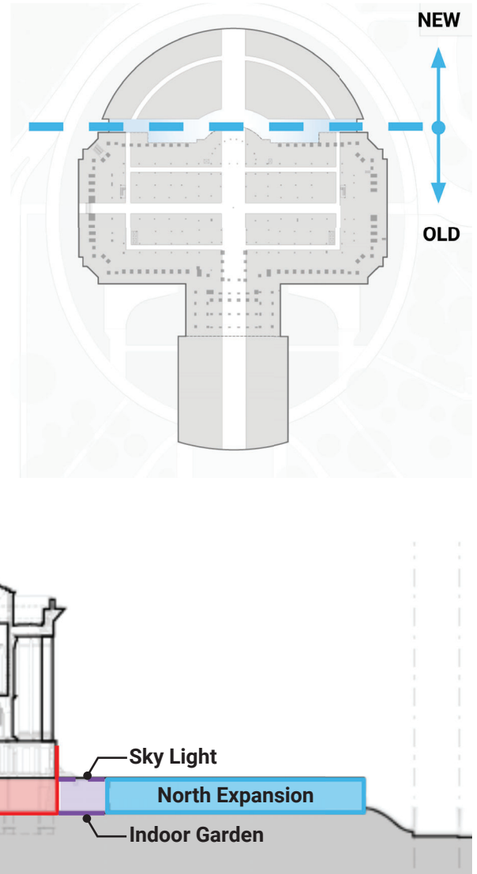


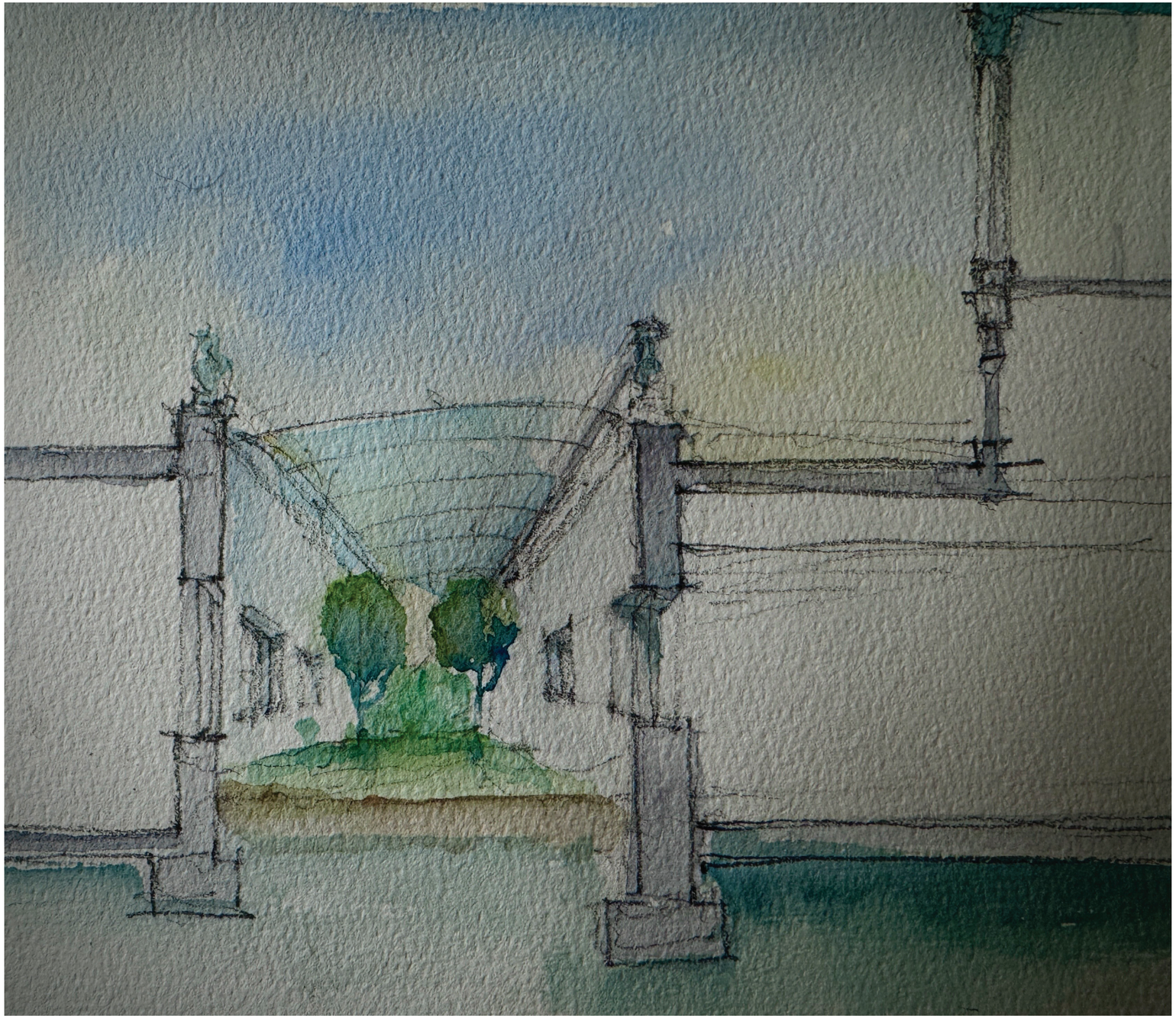
# Old Meets New

**OLD MEETS NEW**

The master plan approaches the connection between old and new with honesty and respect for the historic fabric of the Capitol. A clear separation is introduced between the existing structure and the new expansion, both to preserve the integrity of the original building and to accommodate independent foundations.

This deliberate gap creates opportunities to introduce natural light through skylights and increases the building perimeter, allowing more spaces to benefit from daylight and views. The result is a thoughtful addition that highlights rather than mimics the historic architecture while enhancing functionality and openness.

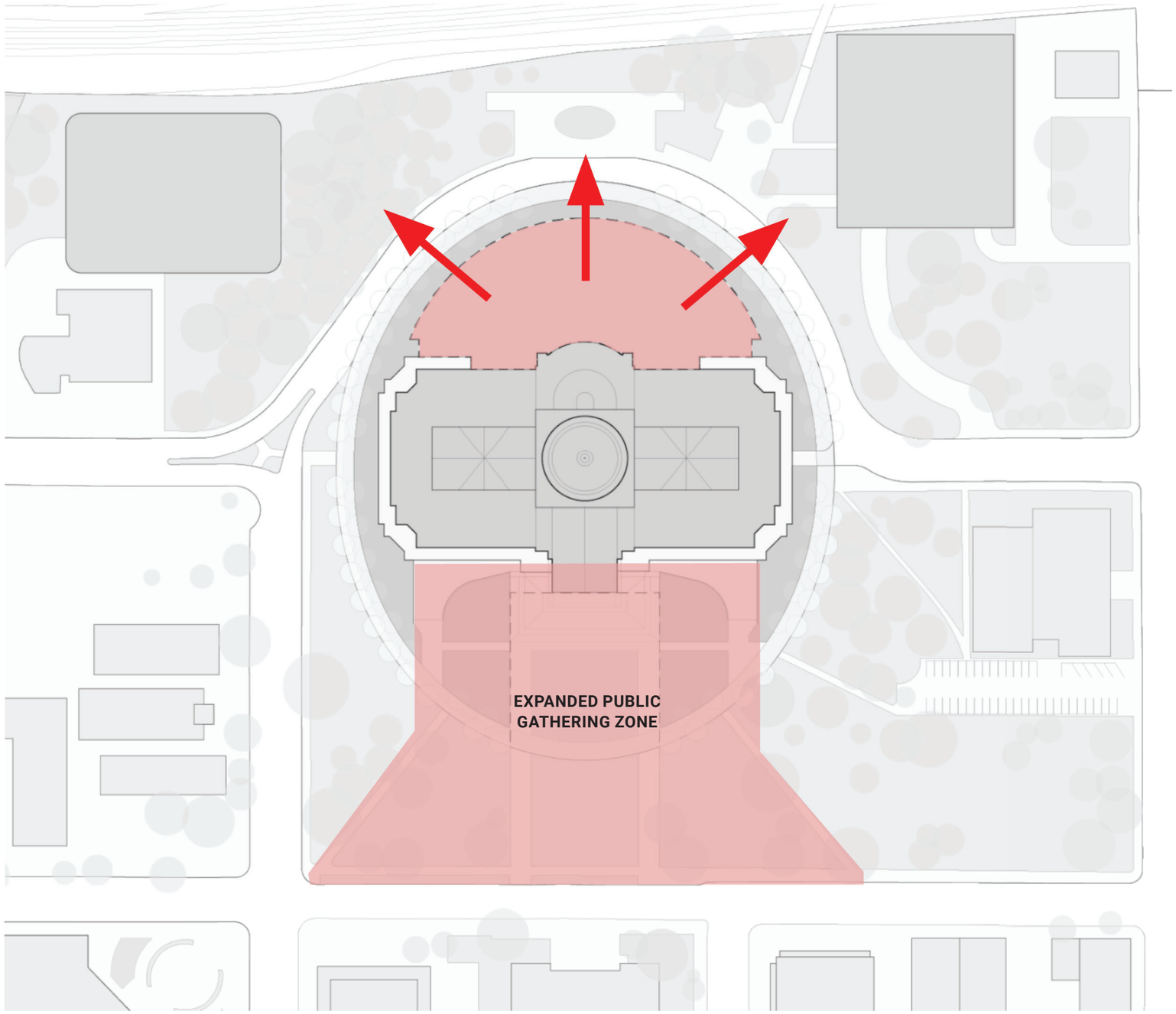


# Events - Fireworks

**FIREWORKS**

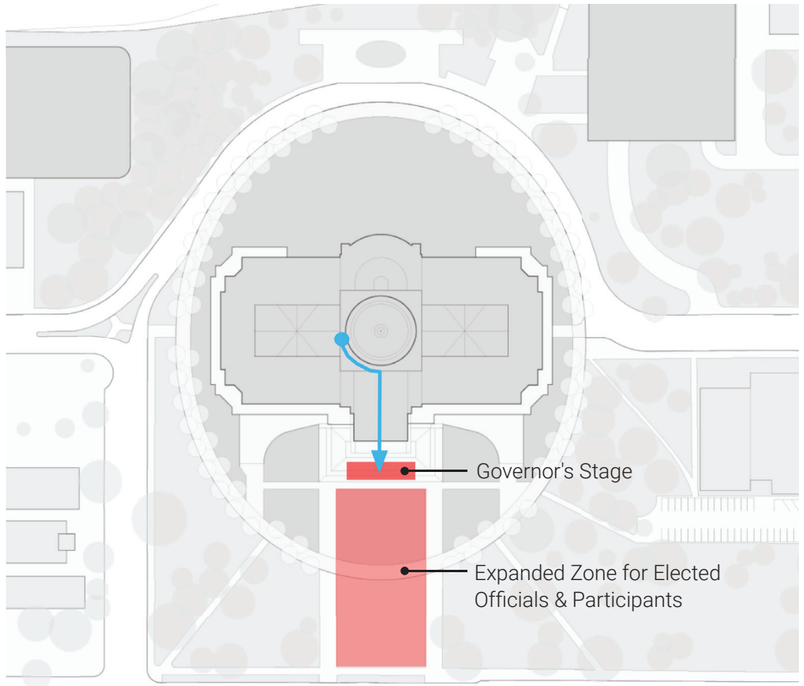
Fireworks displays, such as those on July 4th, are a longstanding tradition and major attraction at the Capitol. The master plan supports and enhances this experience by creating a large pedestrian zone that includes the expanded South Lawn, offering a safe and open area for public viewing. In addition, the roof of the proposed north expansion may provide an elevated vantage point, further enriching the experience for visitors. By prioritizing pedestrian access and safety, the master plan ensures that these celebrations can continue to bring people together at the Capitol.

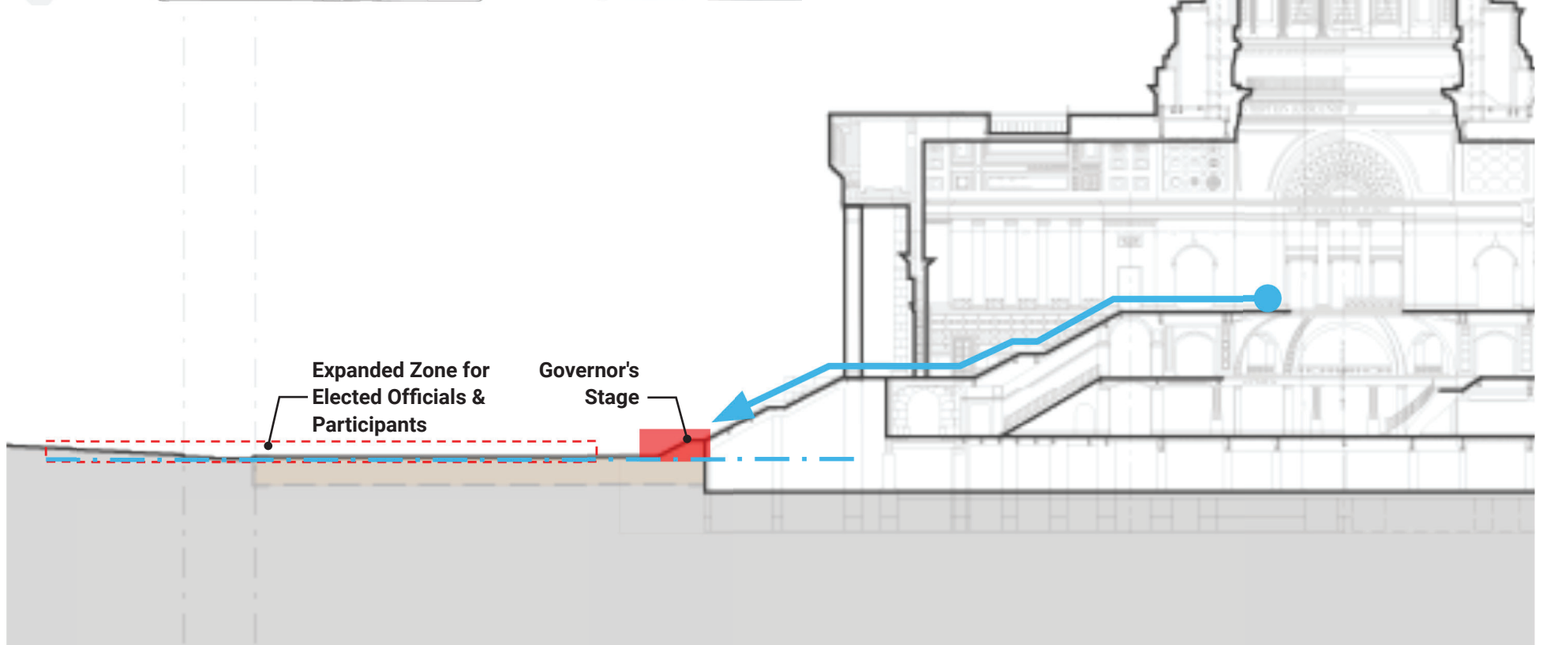


# Events - Inaugurations

## INAUGURATIONS

Inauguration is one of the most important ceremonial events held at the Capitol, marking the beginning of a new term for elected officials. The master plan preserves the traditional sequence of this event, where officials descend from the Rotunda via the grand staircase and bronze doors to gather at the stage on the south side. By establishing a pedestrian-only zone across the South Lawn, the plan significantly expands the audience area, providing a larger, safer, and more comfortable space for the public to witness and participate in this historic moment.

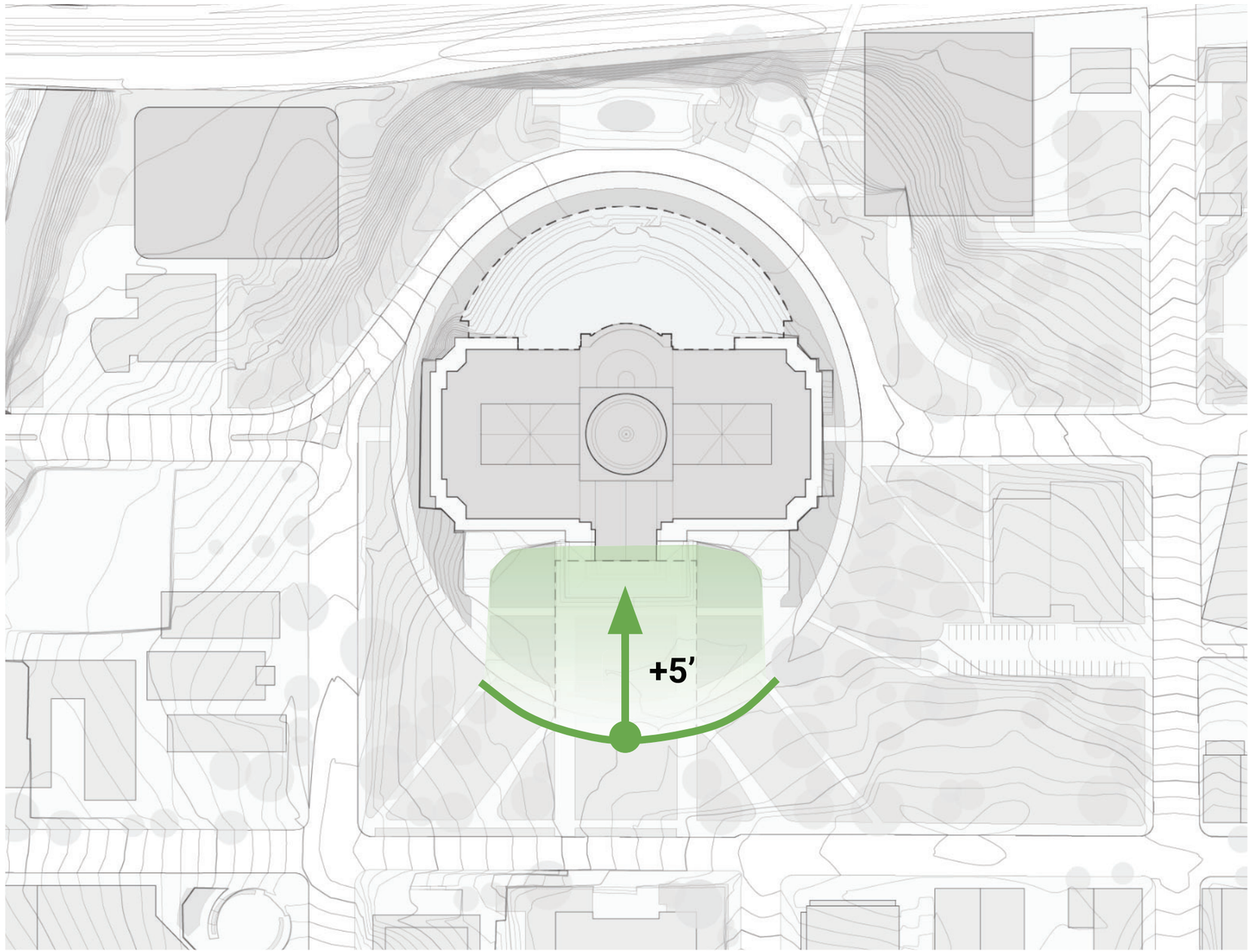


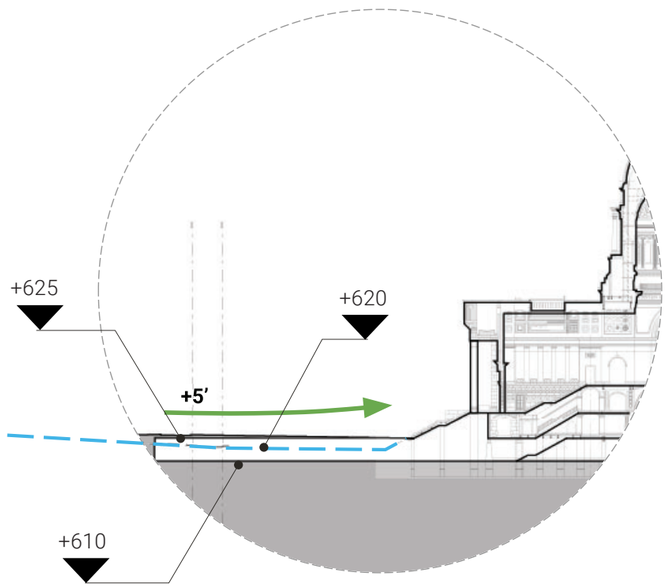




# Site Grading/Modification

**SITE GRADING/MODIFICATION**

In order to create a seamless connection between the new north and south expansions and the existing basement level at elevation +610, the master plan proposes subtle site grading adjustments. On the south side, the lawn will be gently raised by approximately 5 feet over a span of 145 feet from the Ring Road, allowing the new expansion to nest beneath the landscape while maintaining accessible and integrated connections to the Capitol.

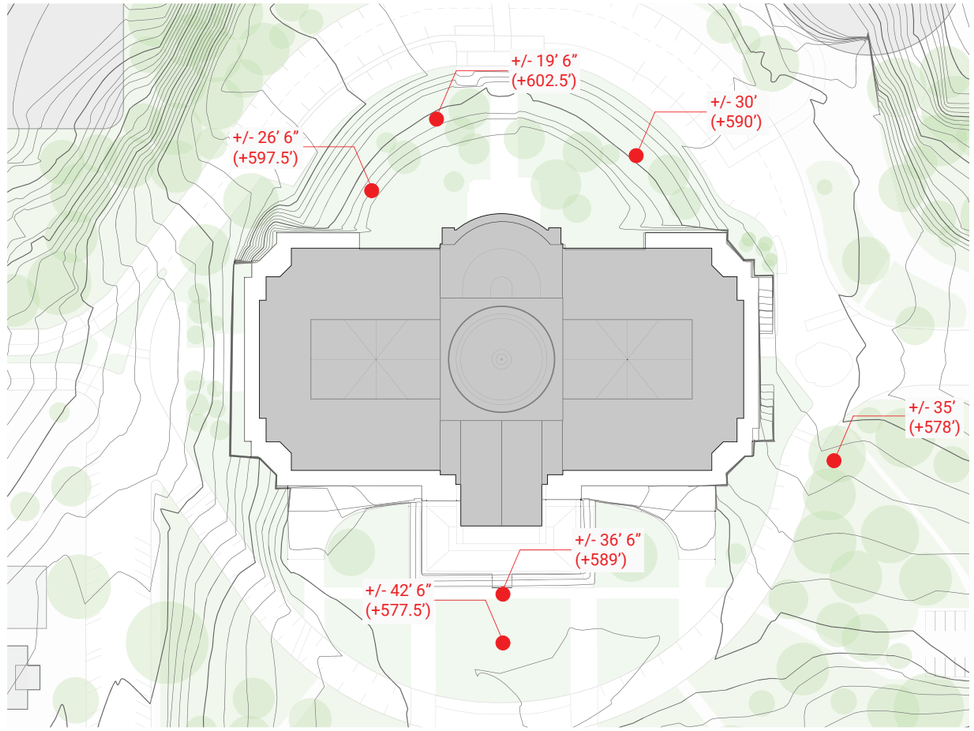


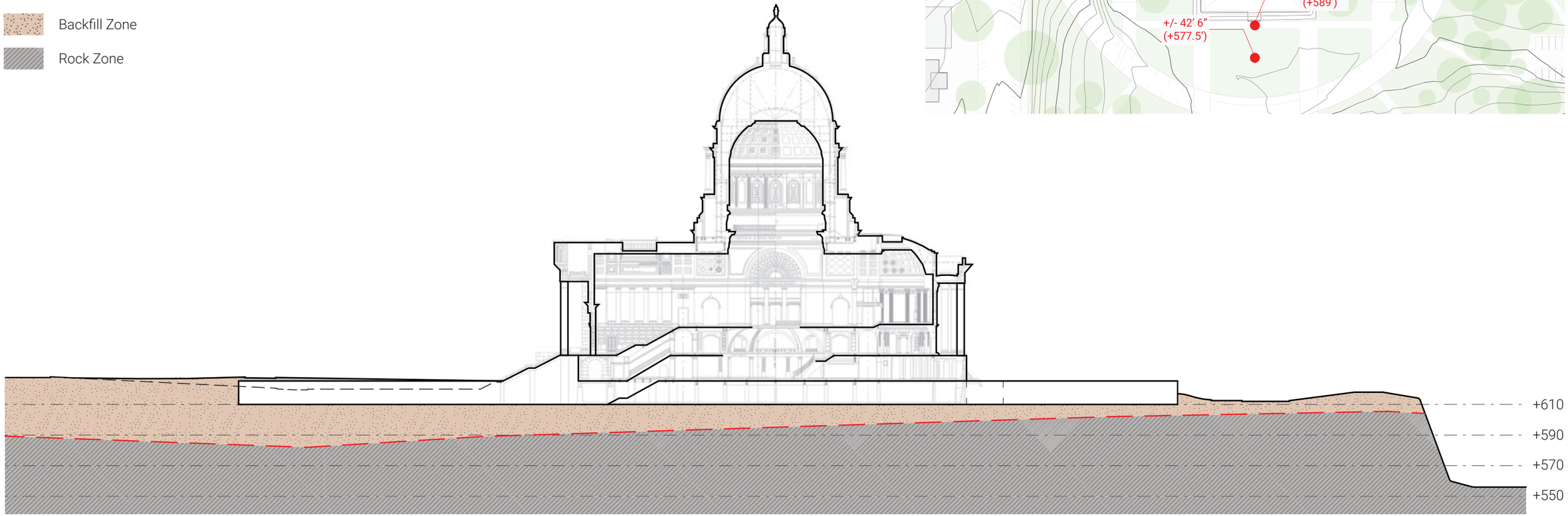
# Rock Excavation

**ROCK EXCAVATION**

To maintain the expansion at elevation +610, the master plan takes advantage of existing site conditions to minimize rock excavation. Test drilling on site indicates that the bedrock lies below this elevation, allowing the proposed expansion to sit entirely above the rock layer. This approach avoids costly and time-consuming rock removal, significantly reducing both construction time and overall project costs while aligning with the natural topography of the site.




**Right:** *Test Drills*



# Program and Space Planning

# 8

# Existing Program

## UPPER LEVEL PROGRAM

Over time, as various organizations and departments have vacated the Capitol, their space has been gradually absorbed by members of the Legislature and Executive Branch to meet ongoing office needs. As a result, nearly every available area within the building—including spaces originally intended for storage within the Rotunda columns and other small architectural niches—has been repurposed for offices or other functional uses. This currently accounts for approximately 16,200 net square feet.

Relocating this program area will require additional space for circulation and building systems, bringing the total to an estimated 27,000 gross square feet.

In addition, mezzanines were added to the first and second floors in 1974 and 1984, providing approximately 12,000 net square feet of office space. Replacing this space elsewhere, once adjusted for circulation and systems, would require 24,000 gross square feet. While functional, these mezzanines have significantly disrupted the original architectural intent, particularly the flow of natural light designed to illuminate the interior public corridors and adjacent offices. Today, these corridors rely primarily on artificial lighting, with only limited natural light filtering in from corridor ends.

## BASEMENT PROGRAM

The basement level of the Capitol, originally designed as an open area for stables and storage, has since been fully converted into a functional basement containing approximately 60,000 usable square feet. This space is currently used for both Legislative (House and Senate) functions, as well as a limited number of Executive Branch offices. Relocating these functions will require an estimated 102,000 gross square feet.

In addition to office space, the basement includes approximately 46 parking stalls and associated vehicular circulation. From a security standpoint—particularly in light of events across the country since September 11, 2001—parking beneath essential or iconic government facilities is strongly discouraged. As such, all parking should be relocated from beneath the building.

To accommodate this shift, secure parking for the Governor should be provided within the Capitol campus footprint. All remaining parking should either be moved to the existing House parking structure or incorporated into a new structure to replace the current Senate parking facility.

### BASEMENT - 61,177 SF

- *OA-FMDC - 3,040 SF*
- *DNR-State Parks - 572 SF*
- *Senate Research - 3,132 SF*
- *House Research - 2,370 SF*
- *Senate - 15,631 SF*
- *House of Representatives - 32,932 SF*
- *Lt. Governor - 1,441 SF*
- *Committee on Admin. Rules - 394 SF*
- *Oversite Committee - Senate - 152 SF*

### FIRST FLOOR - 62,373 SF

- *House of Representatives - 21,715 SF*
- *Senate - 4,763 SF*
- *OA-Budget & Planning - 6,247 SF*
- *State Auditor - 1,202 SF*
- *DPS-Capitol Police - 253 SF*
- *Press - 1,533 SF*
- *Legislative Research - 5,123 SF*
- *OA-General Services - 163 SF*
- *OA-Office of Administration - 17,244 SF*
- *OA-Commissioners Office - 1,787 SF*
- *Oversite Committee - Senate - 3,026 SF*

### SECOND FLOOR - 28,703 SF

- *Treasurer - 1,776 SF*
- *Secretary of State - 1,586 SF*
- *Senate - 4,883 SF*
- *Joint Committee Gambling and Wagering - 192 SF*
- *Joint Committee on Public Retirement - 416 SF*
- *House of Representatives - 9,692 SF*
- *Lt. Governor - 1,790 SF*
- *Governor's Office - 8,368 SF*

### THIRD FLOOR - 48,160 SF

- *Senate - 21,672 SF*
- *House of Representatives - 22,294 SF*
- *Legislative Research - 2,170 SF*

### FOURTH FLOOR - 24,418 SF

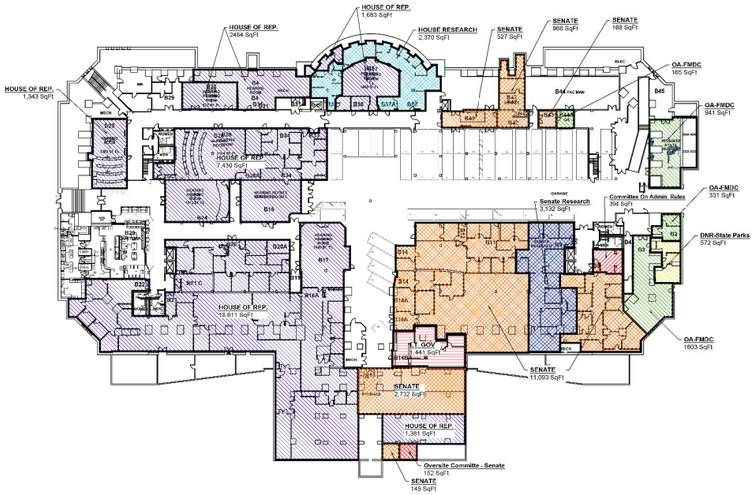
- *Senate - 12,625 SF*
- *House of Representatives - 10,793 SF*

### FIFTH FLOOR - 1,903 SF

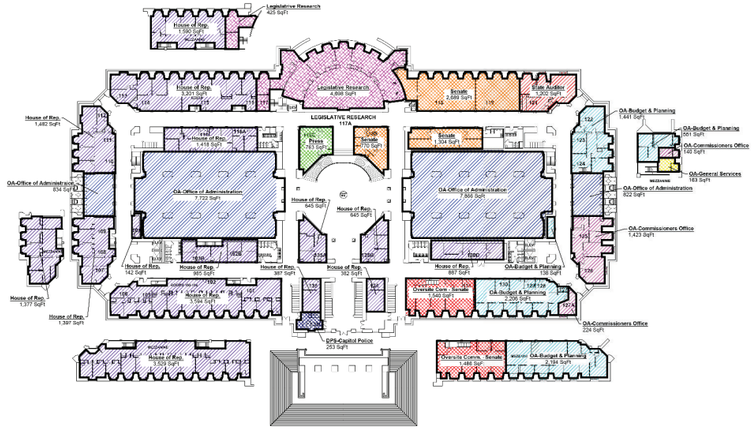
- *Press - 1,903 SF*

# Existing Space Organization

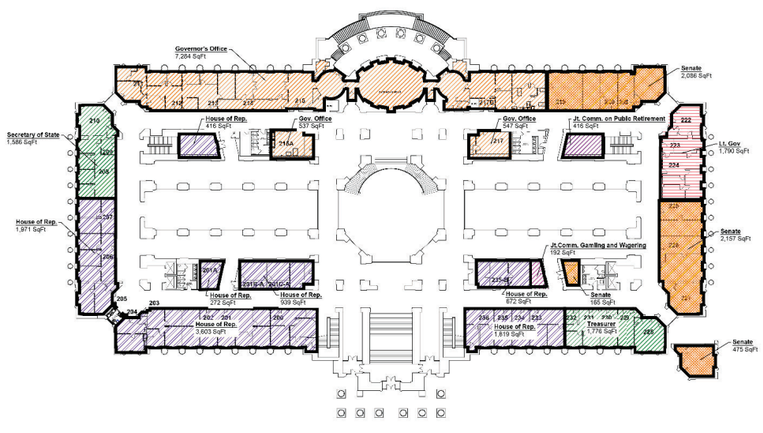
## BASEMENT



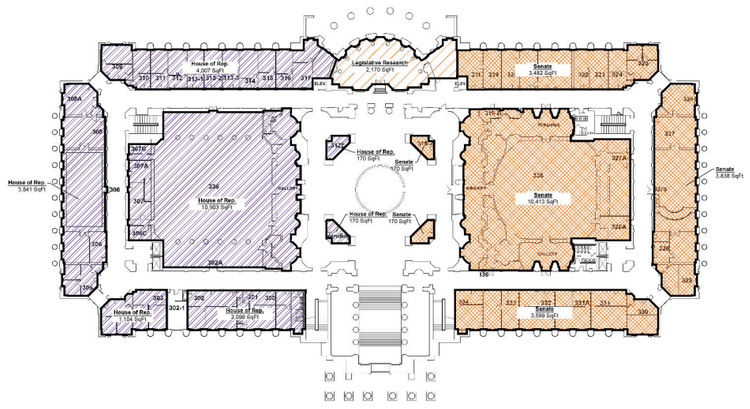

## FIRST FLOOR



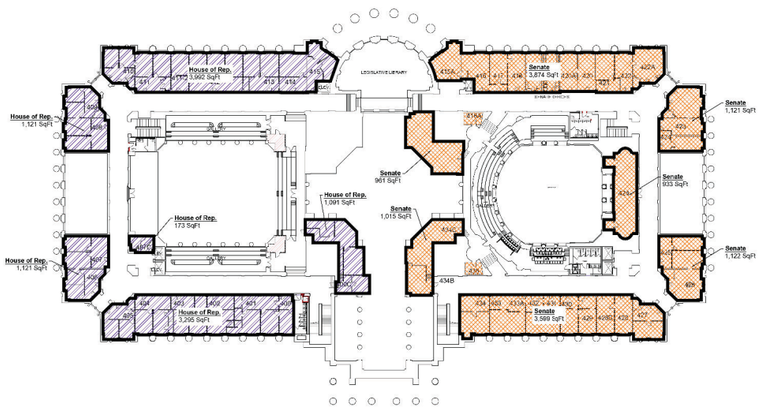

## SECOND FLOOR



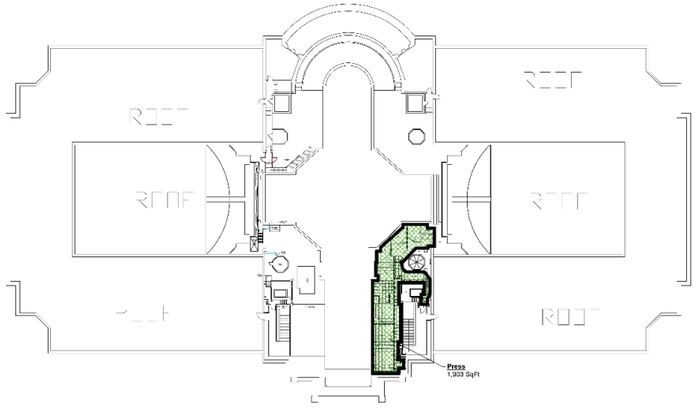

## THIRD FLOOR




## FOURTH FLOOR




## FIFTH FLOOR



# Program Overview

Program within Architectural Niches

27,000 GSF

Mezzanines Program

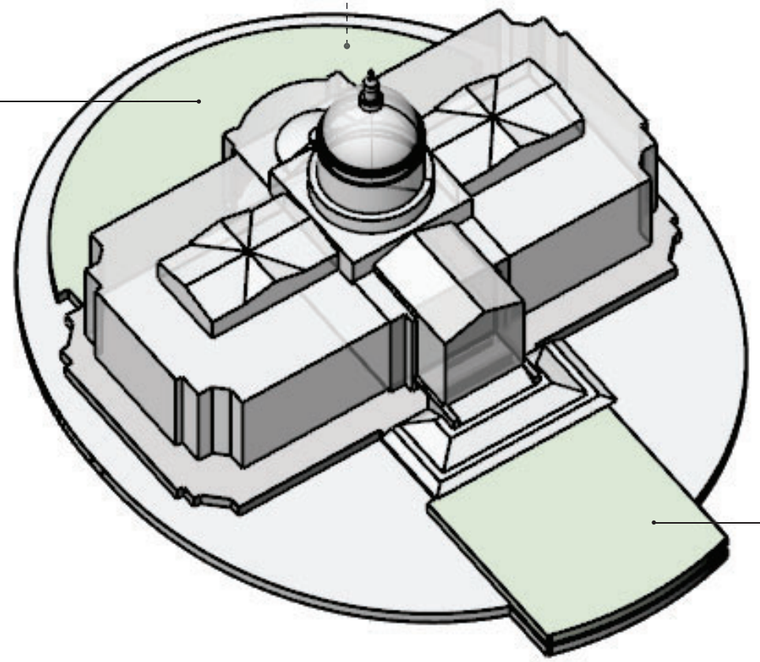
24,000 GSF

New Program Added

29,000 GSF

Total Expansion Program

80,000 GSF



North Expansion
50,000 GSF

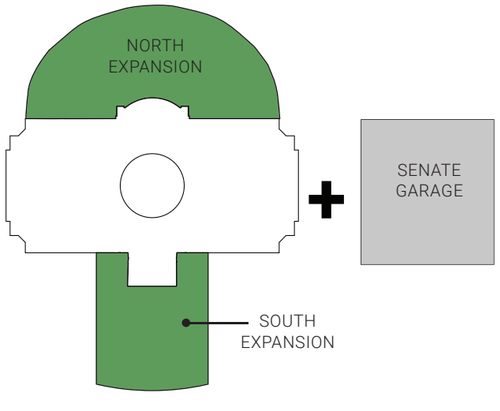
South Expansion
30,000 GSF

# Program Categories

## CATEGORY 1

The Category 1 is the program that was recognized to be the minimum requirements critical for a successful project.

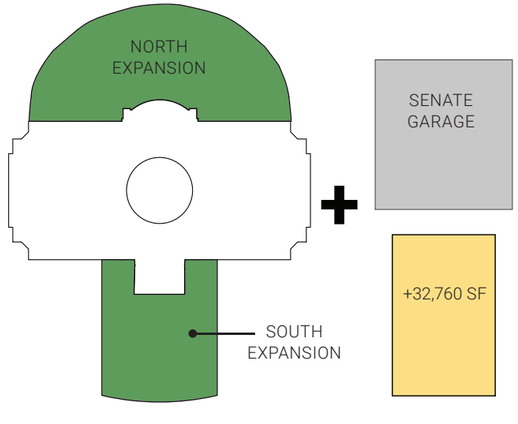
| Program Elements - 1 | | |
|---|---|---|
| Capitol Renovation, Restoration, Preservation and Addition | Good + Better + Best | |
| Capitol - House - Member in the Capitol | Good + Better + Best | |
| Capitol - House - Chamber and Support | Good + Better + Best | |
| Capitol - House - Chief Clerk/Asst Clerk | Good + Better + Best | |
| Capitol - Senate - Member in the Capitol | Good + Better + Best | |
| Capitol - Senate - East Gallery | Good + Better + Best | |
| Capitol - Senate - Chamber and Support | Good + Better + Best | |
| Capitol - Secretary of Senate | Good + Better + Best | |
| Capitol - Legislative Library | Good + Better + Best | |
| Capitol - Secretary of State (relocated to Main Office) | Good + Better + Best | |
| Capitol - Treasurer | Good + Better + Best | |
| Capitol - Auditor | Good + Better + Best | |
| Capitol - Governor's Office | Good + Better + Best | |
| Capitol - Lt. Governor's Office Space | Good + Better + Best | |
| Capitol - Security | Good + Better + Best | |
| Capitol - Museum | Good + Better + Best | |
| Capitol - OA Commissioner | Good + Better + Best | |
| Visitor/Public Entry (Separate) | Good + Better + Best | |
| Elected Officials/Staff Entry (Separate) | Good + Better + Best | |
| Visitor's Center + DNR | Good + Better + Best | |
| Cafeteria | Good + Better + Best | |
| House - New Hearing Rooms (7) | Good + Better + Best | |
| Displaced House Members | Good + Better + Best | |
| House Support | Good + Better + Best | |
| Senate - New Hearing Rooms (3) | Good + Better + Best | |
| Senate Support | Good + Better + Best | |
| Governor's Secure Parking | Good + Better + Best | |
| Senate Parking Garage | Good + Better + Best | |
| Public Parking Garage | Good + Better + Best | |
| Service Space | Good + Better + Best | |




## CATEGORY 2

The Category 2 is the program that are important items that add value but are not critical to the project.

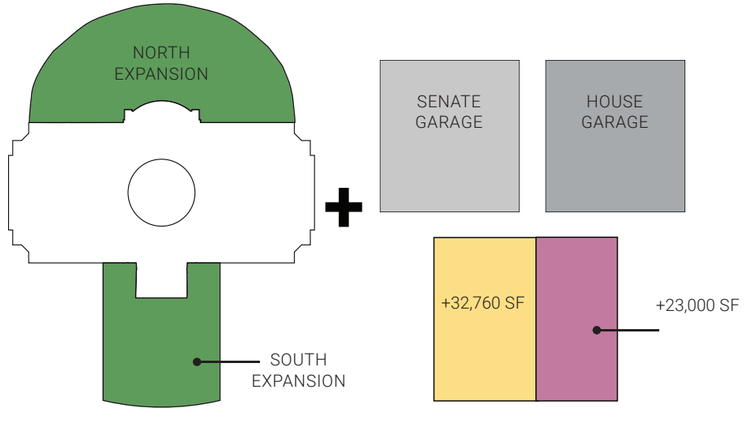
| Program Elements - 1 + 2 | | 26,905 |
|---|---|---|
| Capitol - Joint Committee | Better + Best | 8,300 |
| Capitol - Joint Committee / Hearing Room | Better + Best | 4,375 |
| Capitol - Governor's Security Office | Better + Best | 630 |
| Multi-Purpose Room (Statewide) | Better + Best | |
| Press Office Spaces | Better + Best | 1,900 |
| FMDC | Better + Best | 11,700 |




## CATEGORY 3

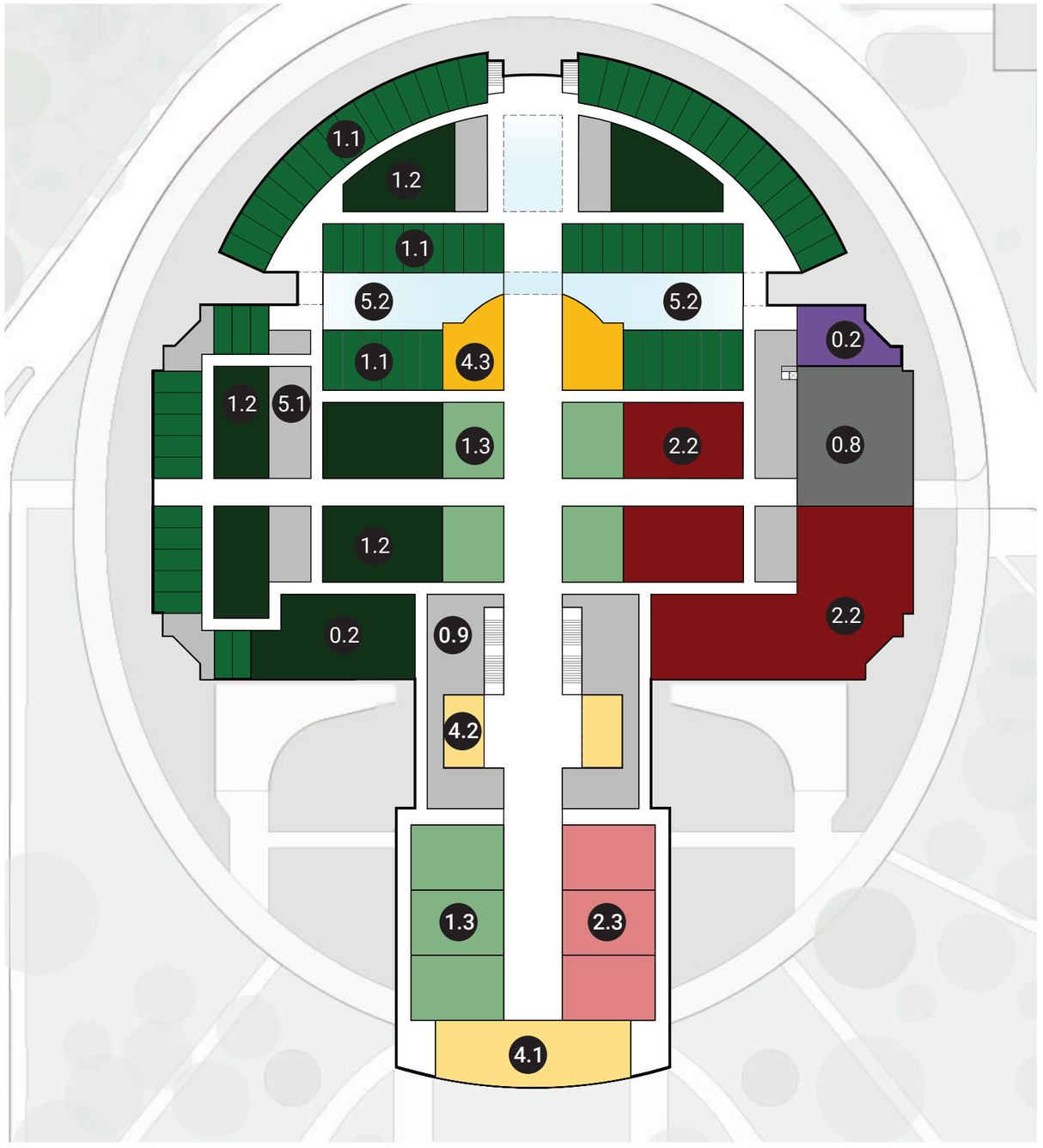
The Category is the desirable features that are not dependent upon project success.

| Program Elements - 1 + 2 + 3 | | 9,410 |
|---|---|---|
| Capitol - Capitol Commission Board | Best Only | 960 |
| House of Representatives Parking Garage (Renovation or New Construction) | Best Only | |
| Health and Wellness Center | Best Only | |
| OA Planning and Budget | Best Only | 8,450 |
| Auditorium | Best Only | |



# Basement Floor

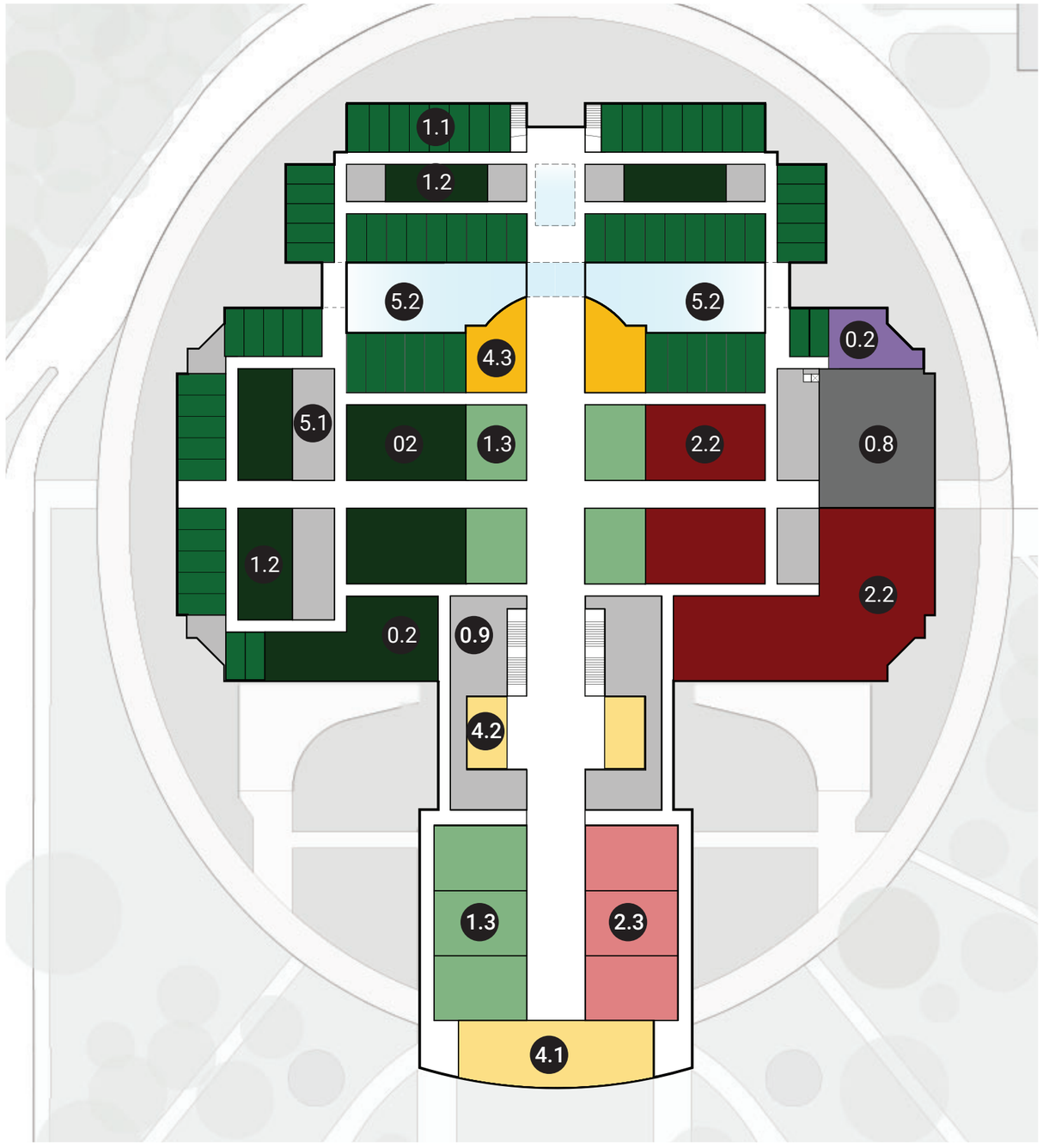
| PROGRAM | NET SF |
|---|---|
| 0.8 Governor Secured Parking | 6,100 |
| 0.2 Lieutenant Governor | 1,855 |
| 1.1 House Members (75) | 27,750 |
| 1.2 House Support | 21,650 |
| 1.3 House Hearing Rooms (7) | 13,818 |
| 2.2 Senate Support | 18,394 |
| 2.3 Senate Hearing Rooms (3) | 6,840 |
| 4.1 Visitor Center | 4,717 |
| 4.2 Visitor Orientation | 2,244 |
| 4.3 Cafe | 3,623 |
| 5.1 Service | 17,500 |
| 5.2 Indoor Garden | 7,000 |




*House Members*
*House Support*
*House Hearing Rooms*
*Executive*
*Cafeteria*
*Service*
*Senate Members*
*Senate Support*
*Senate Hearing Rooms*
*Visitor Center*
*Parking*

# Basement Floor Alternate

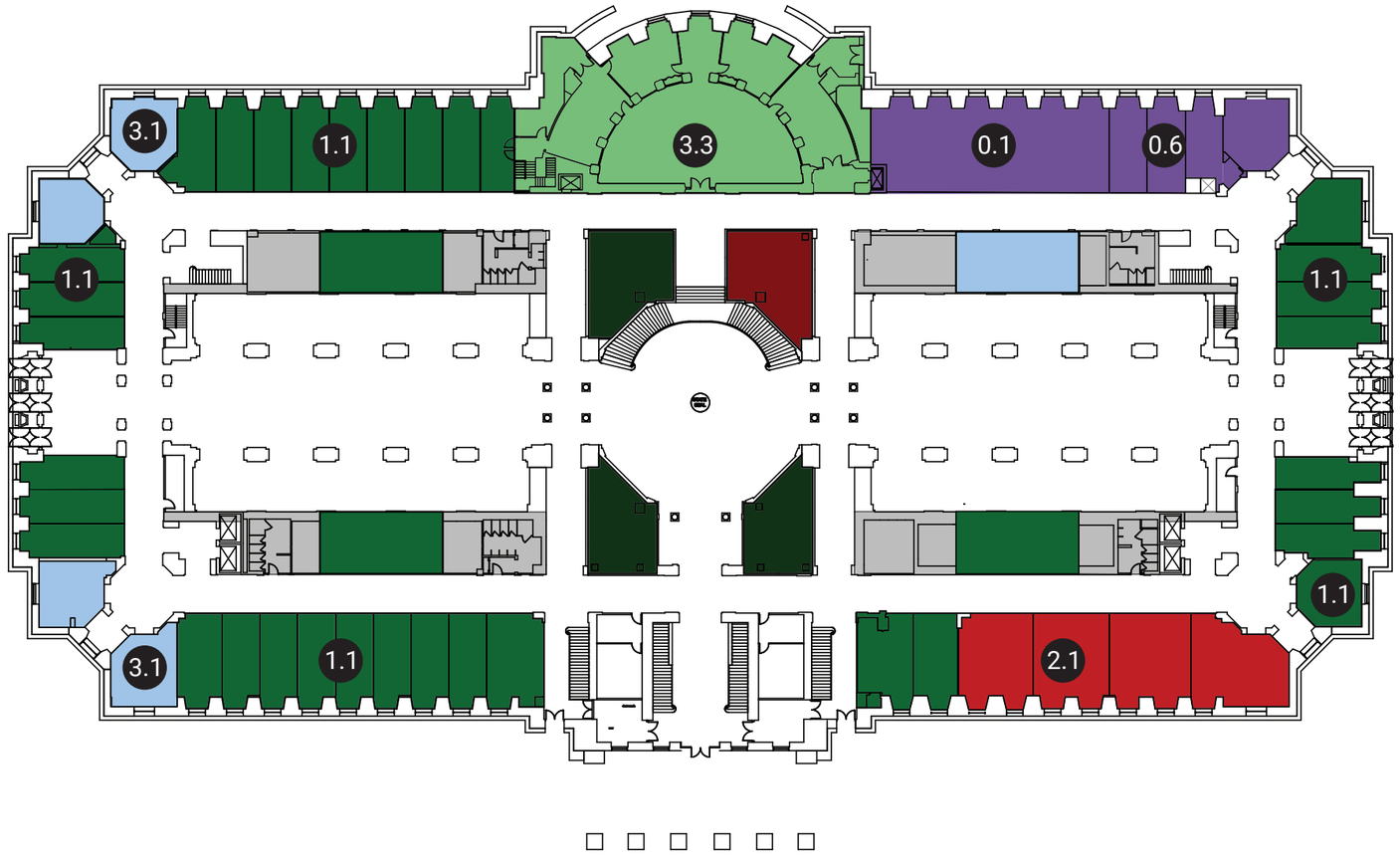
| PROGRAM | NET SF |
|---|---|
| 0.8 Governor Secured Parking | 6,100 |
| 0.2 Lieutenant Governor | 1,855 |
| 1.1 House Members (75) | 27,750 |
| 1.2 House Support | 19,650 |
| 1.3 House Hearing Rooms (7) | 13,818 |
| 2.2 Senate Support | 18,394 |
| 2.3 Senate Hearing Rooms (3) | 6,840 |
| 4.1 Visitor Center | 4,717 |
| 4.2 Visitor Orientation | 2,244 |
| 4.3 Cafe | 3,623 |
| 5.1 Service | 16,500 |
| 5.2 Indoor Garden | 7,000 |




*House Members*
*House Support*
*House Hearing Rooms*
*Executive*
*Cafeteria*
*Service*
*Senate Members*
*Senate Support*
*Senate Hearing Rooms*
*Visitor Center*
*Parking*

# First Floor

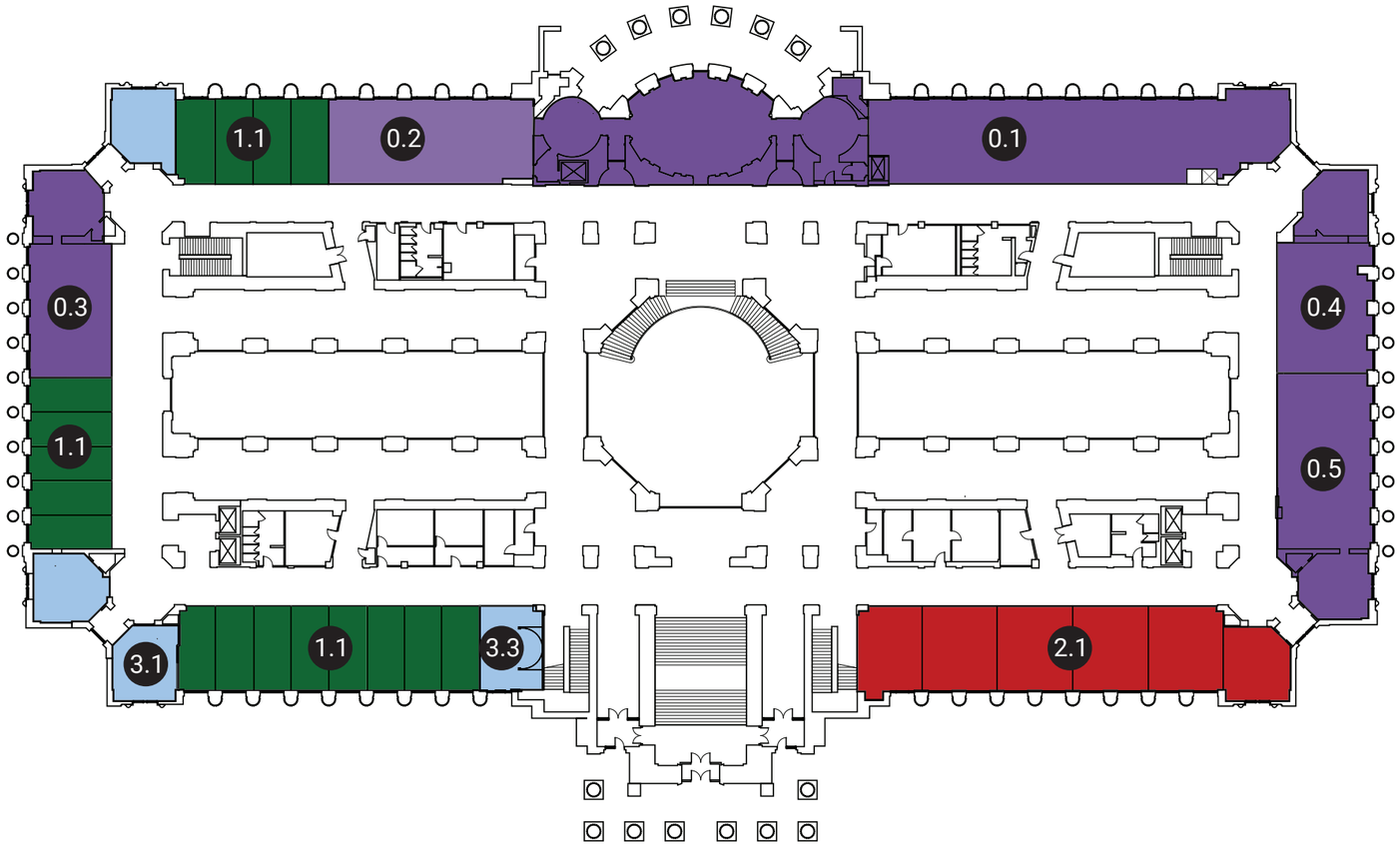
| PROGRAM | NET SF |
|---|---|
| 0.1 Governor Office | 2,000 |
| 0.6 Commissioner of OA | 1,500 |
| 1.1 House Members (37) | 13,969 |
| 2.1 Senate Members (4) | 2,887 |
| 3.1 Shared Conference Rooms (5) | 2,418 |
| 3.3 Joint Committee Room | 5,043 |




*House Members*
*House Support*
*House Hearing Rooms*
*Executive*
*Cafeteria*
*Service*
*Senate Members*
*Senate Support*
*Senate Hearing Rooms*
*Conference Rooms*
*Visitor Center*
*Parking*

# Second Floor

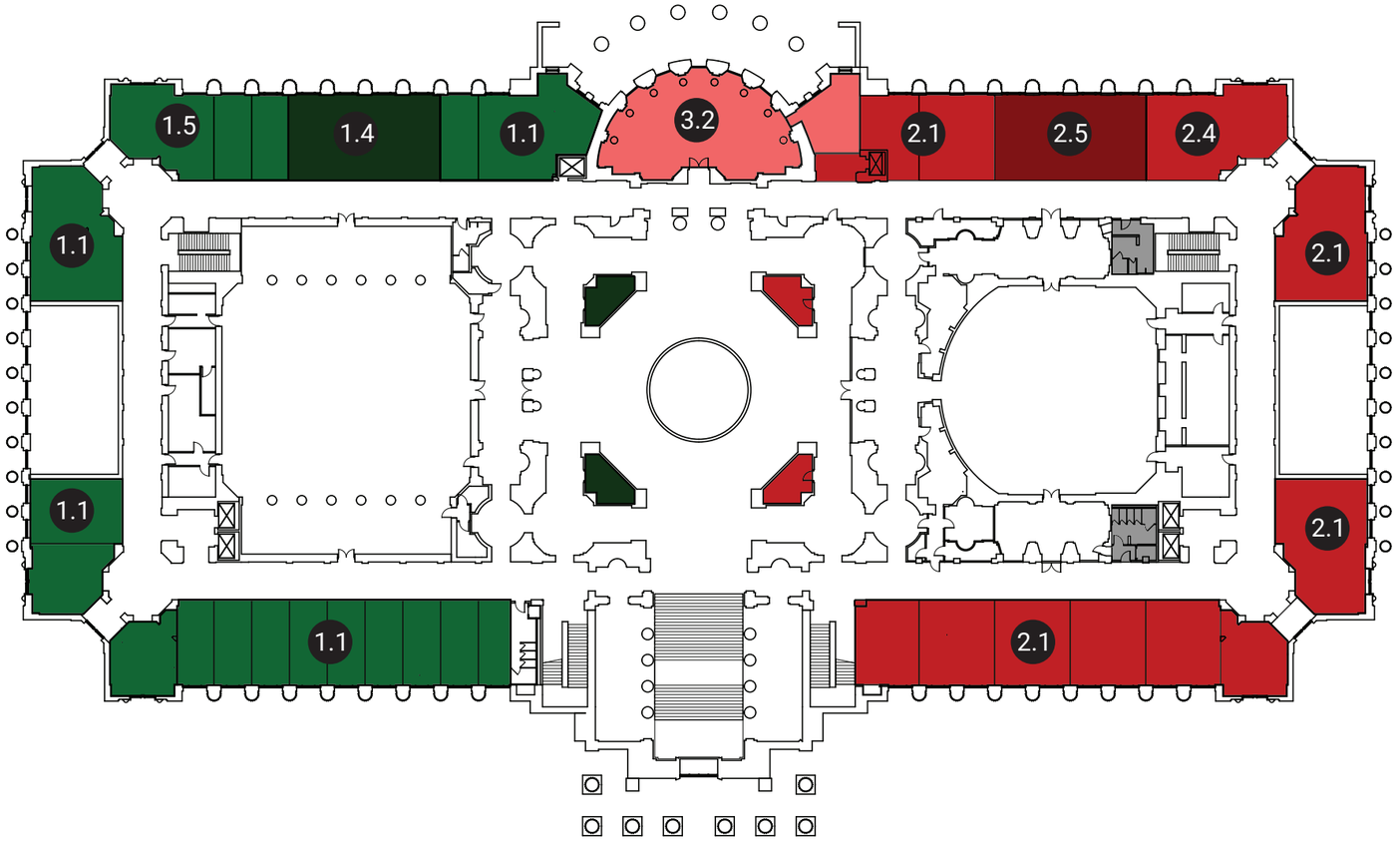
| PROGRAM | NET SF |
|---|---|
| 0.1 Governor Office | 6,566 |
| 0.2 Lieutenant Governor | 1,715 |
| 0.3 Secretary of State | 1,638 |
| 0.4 Auditor | 1,616 |
| 0.5 Treasurer | 2,129 |
| 1.1 House Members (17) | 5,022 |
| 2.1 Senate Members (6) | 3,581 |
| 3.1 Shared Conference Rooms (3) | 1,373 |
| 3.3 Capitol Committee Room | 520 |




*House Members*
*House Support*
*House Hearing Rooms*
*Executive*
*Cafeteria*
*Service*
*Senate Members*
*Senate Support*
*Senate Hearing Rooms*
*Conference Rooms*
*Visitor Center*
*Parking*

# Third Floor

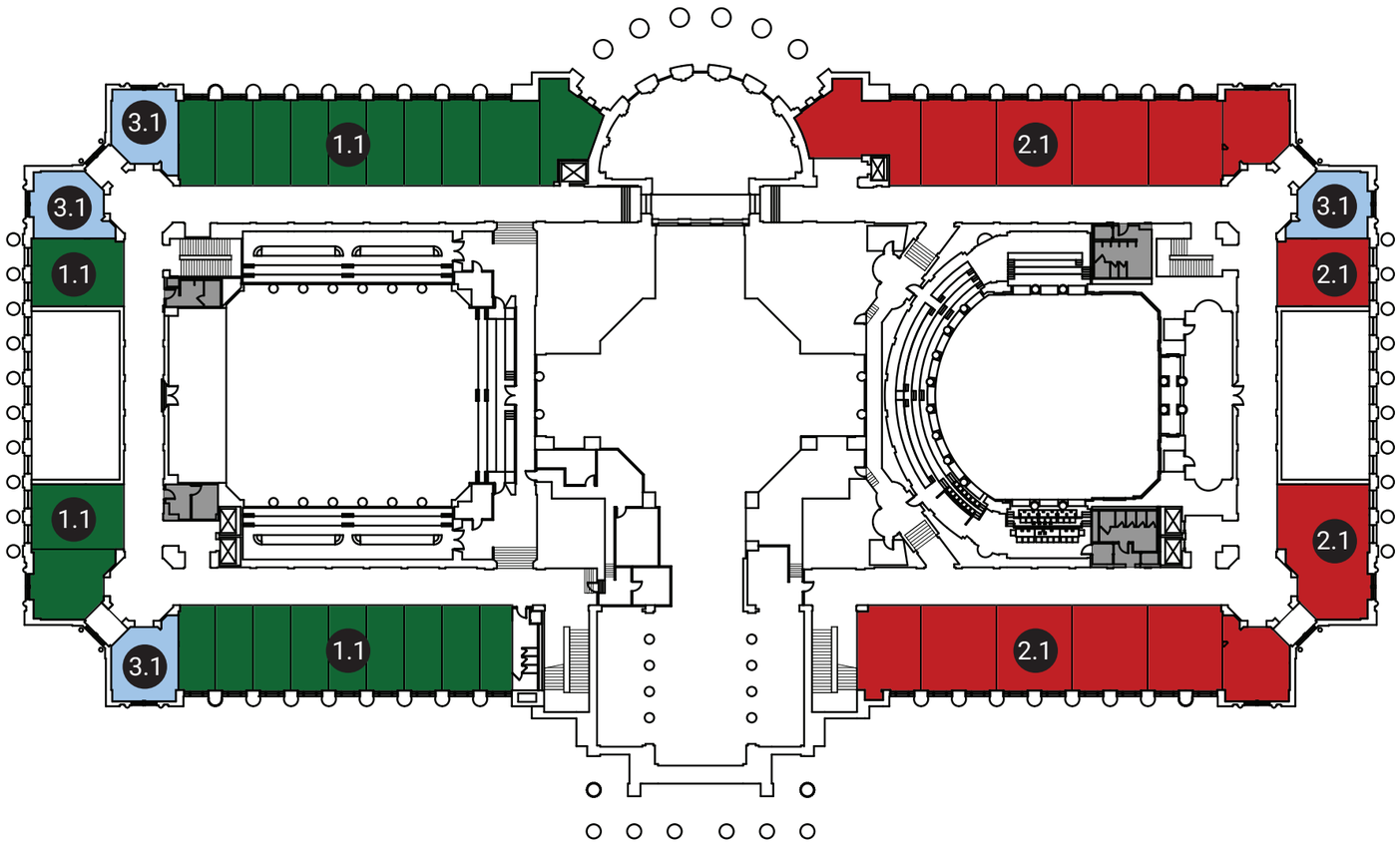
| PROGRAM | NET SF |
|---|---|
| 1.1 House Member (14 + Admin) | 8,008 |
| 1.4 Committee Conference Room | 1,300 |
| 1.5 House Clerk | 1,473 |
| 2.1 Senate Members (10) | 8,692 |
| 2.4 Secretary of Senate | 1,133 |
| 2.5 Committee Conference Room | 1,300 |
| 3.2 Legislative Library | 1,850 |




- *House Members*
- *House Support*
- *House Hearing Rooms*
- *Executive*
- *Cafeteria*
- *Service*
- *Senate Members*
- *Senate Support*
- *Senate Hearing Rooms*
- *Conference Rooms*
- *Visitor Center*
- *Parking*

# Fourth Floor

| PROGRAM | NET SF |
|---|---|
| 1.1 House of Representative Office (22) | 8,222 |
| 2.1 Senate Office (14) | 9,373 |
| 3.1 Shared Conference Rooms (4) | 1,964 |




- *House Members*
- *House Support*
- *House Hearing Rooms*
- *Executive*
- *Cafeteria*
- *Service*
- *Senate Members*
- *Senate Support*
- *Senate Hearing Rooms*
- *Conference Rooms*
- *Visitor Center*
- *Parking*

# Program Summary

### LEGISLATIVE BRANCH

| HOUSE PROGRAM | EXISTING | 2025 MASTER PLAN |
|---|---|---|
| 1.1 Member Offices | **163** (53,078 sq ft) | **163** (62,686 sq ft) |
| 1.2 House Support | 25,212 sq ft | 25,622 sq ft |
| 1.3 House Hearing Room | **7** (9,793 sq ft) | **7** (13,818 sq ft) |
| 1.4 Committee Conf. Room | N/A | 1,300 sq ft |
| 1.5 House Clerk | 1,345 sq ft | 1,473 sq ft |
| TOTAL HOUSE (Net) | | 104,899 sq ft |

| SENATE PROGRAM | EXISTING | 2025 MASTER PLAN |
|---|---|---|
| 2.1 Member Offices | **34** (23,749 sq ft) | **34** (24,213 sq ft) |
| 2.2 Senate Support | 18,007 sq ft | 20,807 sq ft |
| 2.3 Senate Hearing Room | N/A | **3** (8,690 sq ft) |
| 2.4 Secretary of Senate | 1,133 sq ft | 1,133 sq ft |
| 2.5 Committee Conf. Room | **2** (2,689 sq ft) | **1** (1,300 sq ft) |
| TOTAL SENATE (Net) | | 56,143 sq ft |

| SHARED PROGRAM | EXISTING | 2025 MASTER PLAN |
|---|---|---|
| 3.1 Shared Conf. Room | N/A | 12 (5,755 sq ft) |
| 3.2 Legislative Library | 2,170 sq ft | 2,170 sq ft |
| 3.3 Joint Committee Room | N/A | 5,043 sq ft |
| TOTAL SHARED (Net) | | 12,968 sq ft |

### EXECUTIVE BRANCH

| EXECUTIVE PROGRAM | EXISTING | 2025 MASTER PLAN |
|---|---|---|
| 0.1 Governor Office | 8,368 sq ft | 8,566 sq ft |
| 0.2 Lieutenant Governor | 3,231 sq ft | 3,570 sq ft |
| 0.3 Secretary of State | 1,586 sq ft | 1,638 sq ft |
| 0.4 Auditor | 1,202 sq ft | 1,616 sq ft |
| 0.5 Treasurer | 1,776 sq f | 2,129 sq ft |
| 0.6 Commissioner of OA | 1,787 sq ft | 1,500 sq ft |
| TOTAL EXECUTIVE (Net) | | 19,019 sq ft |

### PUBLIC PROGRAM

| PROGRAM | EXISTING | 2025 MASTER PLAN |
|---|---|---|
| 4.1 Visitor Center | N/A | 4,717 sq ft |
| 4.2 Visitor Orientation | N/A | 2,244 sq ft |
| 4.3 Cafeteria | 1,602 sq ft | 3,623 sq ft |
| TOTAL PUBLIC (Net) | | 10,584 sq ft |

# Program Summary

## PARKING

| PROGRAM | 2025 MASTER PLAN |
|---|---|
| 5.2 Governor Secured Parking | 6 stalls (6,100 sf) |
| 5.3 New Senate Garage | 600 stalls<br>(350 Public + 250 Senate) |

## EXCLUDED PROGRAM IN 2025 MASTER PLAN

| PROGRAM | EXISTING |
|---|---|
| Missouri State Museum | 15,588 sq ft |
| Hall of Governors | 1,560 sq ft |
| Senate Chamber | 10,413 sq ft |
| Senate East Galleries | 933 sq ft |
| Senate Lounge | 1,595 sq ft |
| House Chamber | 10,903 sq ft |
| House Galleries | 2,981 sq ft |
| House Lounge | 1,595 sq ft |
| House Parking Garage | 472 Stalls |
| TOTAL EXCLUDED PROGRAM (Net) | 45,568 sq ft |

## STATISTICS

| BASEMENT & EXPANSION | |
|---|---|
| Program Area (Net) | 106,991 sq ft (59%) |
| Service and Circulation | 75,686 sq ft (41%) |
| Total Buidling Area (Gross) | 182,677 sq ft |

| LEVEL 01 - 04 | |
|---|---|
| Program Area (Net) | 95,577 sq ft (32%) |
| Excluded Program Area (Net) | 45,568 sq ft (15%) |
| Service and Circulation | 159,746 sq ft (53%) |
| Total Buidling Area (Gross) | 300,891 sq ft |

| OVERALL BUILDING | |
|---|---|
| Buidling Area<br>(2025 Master Plan Scope) | 438,000 sq ft |
| Total Buidling Area<br>(Including Excluded Program) | 483,568 sq ft |

# Building Systems

9

# Building Systems

## CURRENT CONDITIONS

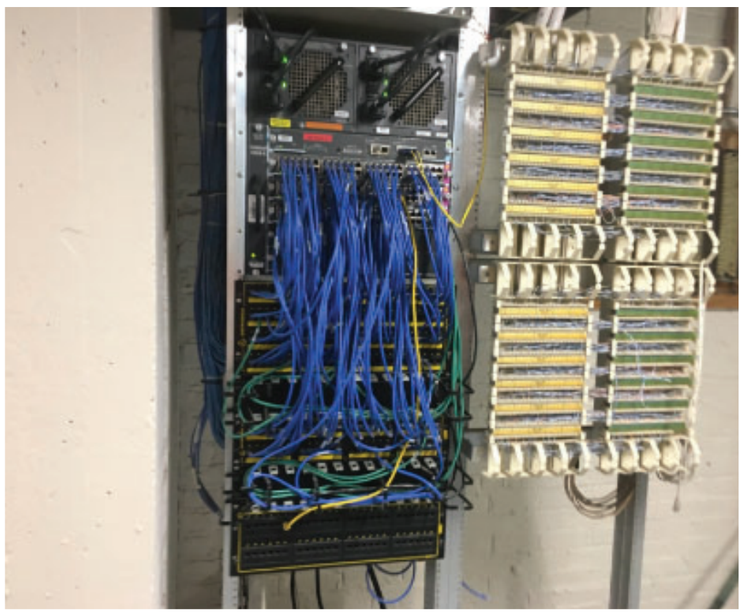
**Structure**
The Capitol structural system is a steel frame encased in concrete to provide for both structural integrity and fire resistance. The structure is anchored to bedrock by virtue of drilled piers. These piers are large in diameter (approximately 3 to 5 feet). There is approximately 17 to 18 feet of soil the piers run through before reaching bedrock and stabilizing. In general, the structure is in good condition and little work is needed for repairs or additional reinforcement. Seismic risk is moderate and the structural frame, as designed, is expected to withstand the predicted ground motion forces. No Seismic retrofit is planned for the project.

**Mechanical**
The Capitol building is heated using steam, and cooled and dehumidified using chilled water generated at and distributed from the Environmental Control Center (ECC) remotely located to the west of the Capitol. The ECC steam plant normally does not operate during the cooling season. There are two existing ventilation air risers located in chases just east and west of the north portico. For temperature controls and monitoring, out of date direct digital, pneumatic and electric controls are throughout the building. Some elements of these systems currently run horizontally through lowered ceilings. The newer lowered ceilings and spaces added over the years such as the mezzanines, have resulted in drop ceilings and suspended floors that significantly detract from the original beauty of the historic building.

**Plumbing**
There has been a patchwork of repairs and replacements of roof drains, terrace drains and storm piping throughout the years. The terrace drains and drain pipe systems were replaced recently and do not need further renovation. The remaining four to six original 100+ year old threaded galvanized and two PVC roof drain risers however, will require replacement. Currently, the primary roof drains and the secondary (overflow) roof drains connect in the basement. The domestic water and drain, waste and vent (DWV) piping systems in the Capitol building serve mostly public multi-fixture restrooms, private restrooms, kitchenettes, janitor's closets/housekeeping and one commercial kitchen in the basement. The current temperature mixing valves that provide single stream tempered water to a bank of lavatories will also need replacement. Generally, existing copper domestic cold, hot and hot water circulating piping mains and vertical risers can be reused if compatible with revised architectural plans. Various piping such as 100+ year old DWV horizontal and vertical riser piping that serves private restrooms, and waste piping under the basement floor sill reside in the building. Existing sprinklers are currently only present in the basement.

**Electrical**
The two main electrical rooms for the building are located in Electrical Rooms B29 and B44.1 in the northwest and northeast corners of the basement respectively. In Room B29, the main switchboards are HDP-NWA or HDP-NWB while in Room B44.1, DPB-NW is the main panel board. HDP-NEA or HDP-NEB are main switchboards within Room B44.1. The existing main fire alarm control panels (FACPs) are located in Room B3.1 on the east side of the basement. These panels were due to be replaced on Project O1432-01 - Capitol Replace Fire Notification System. The existing Johnson Controls card access system and security system main control panels/equipment racks are located in Room B3.1 on the east side of the basement. The security camera equipment racks were replaced on Project O1714-01 - Capitol Complex Security Camera Upgrades.

**Communications**
The existing telco DEMARC equipment is located in Room B4.1.
The existing House and Senate voice over IP equipment is located in Room B14.2. The main server room for the House is located in Room B16.9, for the Senate is located in Room B14.2 and for the Office of Administration (OA) is located in Room B16.5.

# Building Systems

## SYSTEM RENOVATION & REPLACEMENT

### Structure

The expansion of the Capitol to the north and south will use similar structures to the existing building. It is anticipated that the structural system will use the natural bedrock for foundational support. Subterranean additions to the north and south would also likely incorporate the existing basement. Trapezoidal prism shaped castings exist at the bottom of each steel column and bear directly upon the concrete pier. These castings range in size from 3'-0" to 5'-0" square and 14" to 30" tall. Most of the piers range in size from 4'-6" to 7'-9" square. The top of the castings are typically 6" to 12" below the top of the existing slab while the top of piers are typically 2'-6" to 3'-0" below the top of the existing slab. Therefore, the slab could be lowered as much as 6" without exposing the castings or 2'-6" without exposing the piers. Exposing the castings or the tops of the piers would be structurally acceptable but may cause significant conflicts with the function of the space. Therefore, any effort to lower the existing slab on grade would be more about space planning coordination than it would be about structural conflicts. It is intended that the floor elevations of the North and South Expansions would be at the same grade of the basement of the historic building. Removal of the existing basement slab is anticipated to provide for below grade HVAC elements and also provide for a new uniform floor slab for new finishes.

The North and South additions would be constructed of cast-in-place concrete. A foundation wall would be provided on all sides of the additions and would support the perimeter of the concrete floor and/or roof slabs. Since this wall would lock in and restrain the slabs, a post-tensioned system would not be recommended. To relieve the concrete shrinkage stresses that would develop in such a restrained system, pour-delay strips would likely be required. The roof of these additions would be required to support not only several feet of grade, but portions may also be required to support fire truck loading. Therefore, the column grid should be kept relatively tight, on the order of 20 to 25 feet on center, so as to prevent the required depth of roof structure from becoming excessive. Some longer spans may be required to accommodate column free hearing rooms.

### Life Safety

Major upgrades for life safety should be planned for the restoration. Installation of a fire suppression system and a smoke control system is recommended. In previous Capitol projects, smoke can usually be evacuated around the dome of the Rotunda. Provisions for sprinklers for the 1st through 4th floors of the original building and new building additions should be made, and the existing basement sprinklers may need to be modified or extended. The 5th floor will require dry pipe sprinklers and the original 100+ year old stand pipes will need to be replaced as part of an integrated sprinkler system. Exiting systems should also be reviewed and upgraded as necessary.

### Mechanical

It is recommended that the mechanical system and controls be upgraded and modified to accommodate the restoration of historic spaces and volumes. Most of the perimeter spaces should be conditioned using fan coil units beneath windows mounted in cabinets that match the historic character of the Capitol. A new four pipe distribution system using chilled and hot water from the Central Plant will provide for a vertical distribution system that will allow historic ceiling heights and volumes be restored. This will require using both new and existing vertical chases on both the north and south sides of the building. This will allow the design team to restore historic ceiling heights in perimeter offices and other interior spaces.

Some of the large meeting spaces such as the Chambers and other large public interior spaces may be best served by a forced air system. Air handling units on the roof and in the attic will provide fresh air and also supply air to the forced air systems in the building. Additional heating and cooling capacity required to accommodate the restoration of the Capitol and the expansion to the north and south, the Central Plant will need to be expanded.

Vertical chases and duct work will need to be cut into the slabs for the new vertical distribution system. Some floor areas will need to be cleared of office space and walls. In reviewing the sequence of work, the basement slab will need to progress forward as quickly as possible following the completion of the North and South expansions. With the move from the basement, the underfloor work will begin as soon as possible due to the duration and complexity of ductwork and piping.

### Plumbing

If public restrooms are replaced or significantly modified, the plumbing piping, both horizontal run-outs and vertical risers, shall be replaced. If public restrooms generally stay as is, existing piping can be retained. The current temperature mixing valves work poorly and should be removed and replaced with mixing devices at the point of use. Because of extensive renovations in the basement, domestic water piping will most likely be removed and replaced. Sanitary drainage associated with the new building additions shall drain to the city sewer system as elevations dictate. A sewage lift station may be required. Original 100+ year old DWV horizontal and vertical riser piping that serves private restrooms shall be replaced. Original 100+ year old waste piping under the basement floor shall be removed in its entirety and replaced as required to meet plumbing requirements for the renovated building.

As highlighted in Section 5: Existing Site and Capitol Building, leaking pipes and water infiltration are a concern with the current system. These renovations are meant to solve those issues.

### Electrical

The electrical and low voltage systems in the Capitol building will need to be reviewed. The existing power distribution system is believed to have adequate capacity to accommodate the additional power load of the proposed subgrade expansions. However, it is anticipated that a new electrical system will be required through most of the Capitol to be compliant with NEC and last another 100 years. Within the expansions, the systems will be designed to maximize flexibility.

For the North addition, 480V power may be obtained from existing main switchboard HDP-NWA or HDP-NWB in Room B29 for serving mechanical equipment loads and 120/208V power can be obtained from existing panel board DPB-NW in Room B29.1 for lighting and receptacle loads. For the South addition, a 480V distribution panel can be installed to serve mechanical loads and a 112.5 kVA 480VΔ-208Y/120V dry type transformer with 208Y/120V, 3-phase, 4-wire distribution panels as needed to serve lighting and receptacle loads.

For the North addition, the existing fire alarm circuits in the north end of the basement can be extended into the addition, or if desired, new dedicated circuits can be extended from the main FACP in Room B3.1. For the South addition, new fire alarm circuits should be run from the main FACP in Room B3.1. Cabling for any new card readers and security cameras required for the North and South subgrade additions should be run back to the existing equipment in Room B3.1.

Energy efficient LED lighting fixtures should be employed and should be appropriate for the areas where installed with regards to design and color temperature; historically sympathetic lighting in committee rooms and public corridors and troffers for private offices that have suspended ceilings or suspended fixtures in private offices that do not have a suspended ceiling and that do not need to be historically sympathetic. Other than the areas below grade mounted sky lights, circadian controlled lighting fixtures should be considered to maintain a healthy work environment. Occupancy sensors and dimming controls should also be considered to achieve maximum energy efficiency and to allow adjusting the mood of the space.

### Communications

Fiber cables can be run from the existing locations, as needed, to new equipment racks in IT closets in the North and South subgrade additions.

# Code and Accessibility

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# Major Deficiencies

### EMERGENCY EGRESS

Emergency egress refers to a safe and unobstructed path that people can use to exit a building in an emergency. To meet modern code requirements, there will need to be a life safety analysis to determine the occupancy loads and the required number of stairs and stair widths. As is the case with most 100+ year old buildings, the stair capacity and construction does not meet today's code standards or egress capacity. Due to the size of the floor plate and distance between stairs, areas of refuge and fire-service access elevators should be installed to ensure those with disabilities can remain safe and exit safely in the event of a fire. Reasonable path lengths, clear signage, accessible egress, adequate lighting, and fire rated and resistant materials are all code required components to emergency egress that will be incorporated into additions and the Capitol building during restoration.

### FIRE SPRINKLING/ALARM

The main fire/life safety monitoring system includes fire alarms managed by communication operators an the Missouri Capitol police. Along with the alarms, there are sprinklers in the basement of the Capitol. Per the International Fire Code, fire sprinklers will be required on all floors and the basement sprinklers will be modified and extended into the new expansion spaces. Dry pipe sprinklers will be provided for the area on the 5th floor. As part of the upgrade to the sprinkler system, replacing the original 100+ year old stand pipes will be included. The existing fire alarms will be evaluated and upgraded as needed.

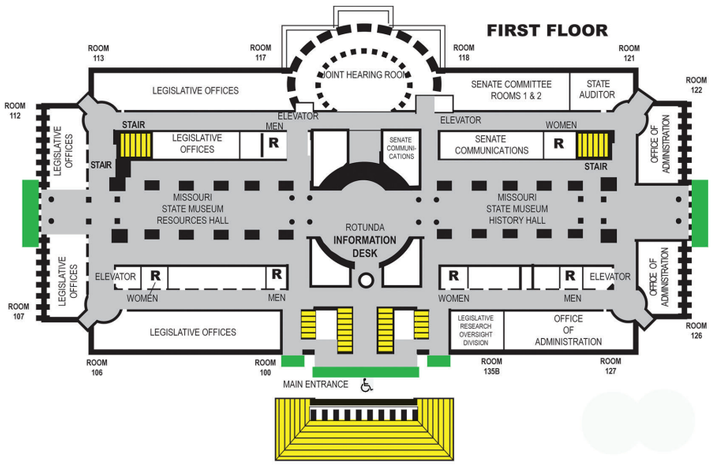
### SMOKE CONTROL

A smoke control system is designed to manage the movement and concentration of smoke within a building during a fire. These work by either creating pressure differentials across barriers or actively exhausting smoke from the affected area. They are usually activated by fire detection systems and involve components like fans, dampers, and control systems to manage airflow.

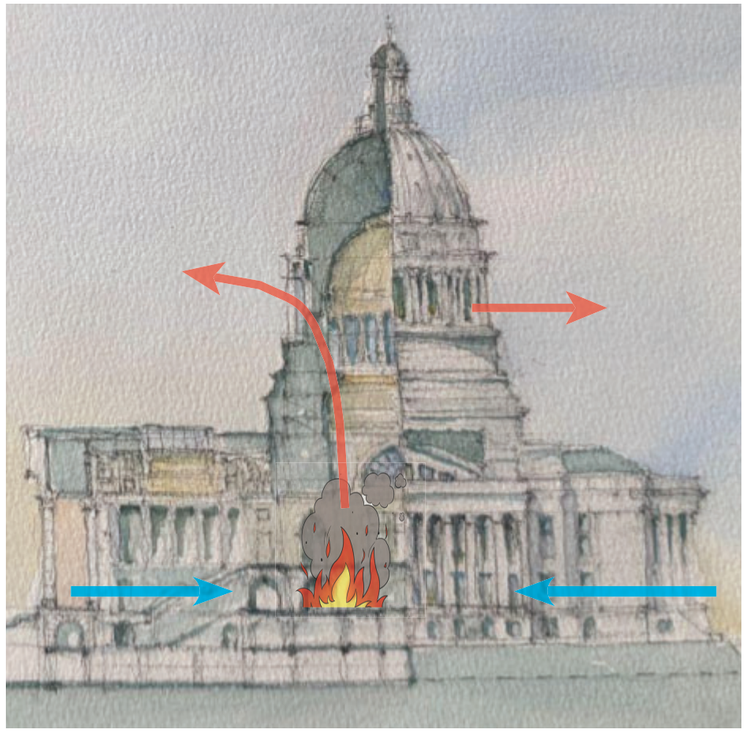
Currently, the Missouri State Capitol building does not have a smoke control system. During the restoration, studies will be conducted to evaluate the best areas for this system to be installed. In other Capitol buildings, smoke is usually exhausted through the dome of the Rotunda. This system combined with a fire suppression system will significantly improve fire and life safety within the building.

*Exits*

*Staircases and Tunnels*







# Major Deficiencies

## SYSTEMS CODE DEFICIENCIES

With the Capitol being over a century old, it is expected that various building systems will be outdated and not code compliant. One of the recurrent problems the Capitol is experiencing is water infiltration and leaking pipes. Updating the faulty fittings and appliances to comply with the International Plumbing Code should eliminate these issues.

Another code deficiency known in the building is the electrical systems. Again, due to the age of the Capitol, most of these systems are not consistent or compliant with the most recent code. This makes the building and people vulnerable in regards to safety. Upgrading all the electrical systems to be compliant with the National Electrical Code will be included in the restoration.

## SITE ACCESSIBILITY

The topography of the site and areas with steep drops can make accessibility for some parties difficult. The site will be modified and transformed as needed to be fully accessible and compliant with the Americans with Disabilities Act, ensuring all citizens of all abilities have access to their government.

Currently, accessible parking is available on the southwest side and on the northeast side of the Capitol building. With the new visitor center and pedestrian flow to the south, an accessible route from the ADA parking along Broadway Street should be provided.

Presently, the accessible entrance is located at the main entrance of the Capitol building on the South/High Street side. With the new expansions, it is proposed to have accessible entrances at both the south and north entrances to the building. The entrances will both have accessible pathways from the parking to the building.

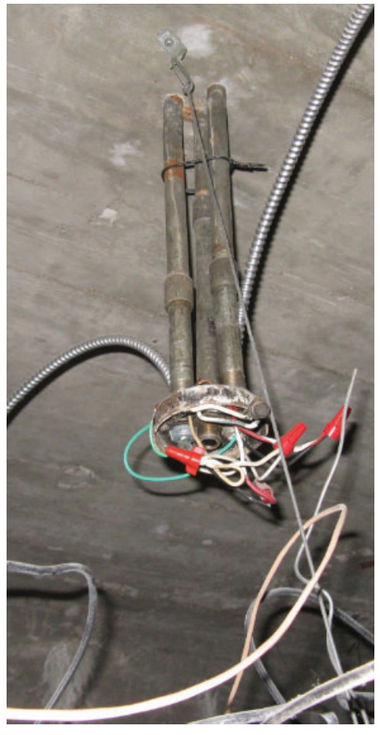
## BUILDING ACCESSIBILITY

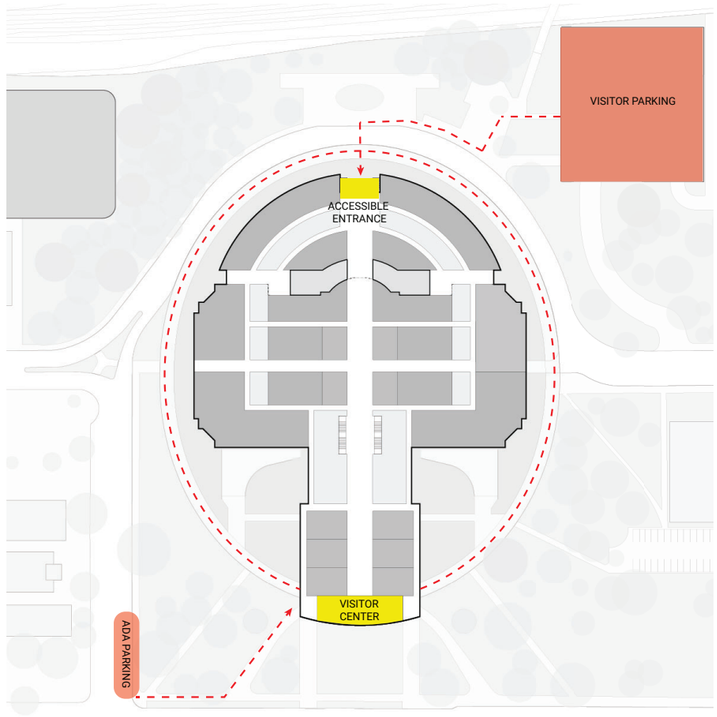
The Capitol building is accommodating in terms of signage and communication access with options such as braille, assistive listening devices, sign language, electronic recordings, and large print.

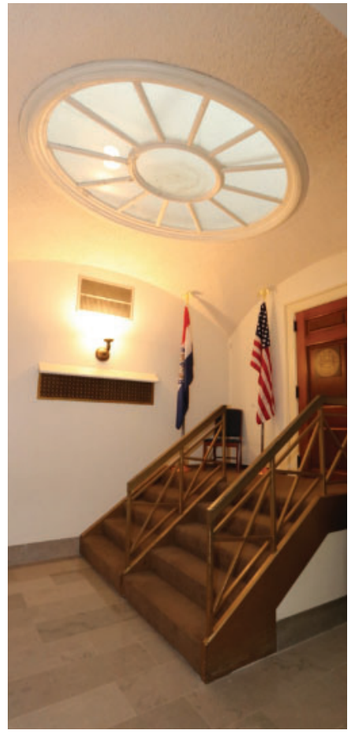
However, it falls short for those in wheelchairs or with mobility disabilities. In many areas there are stairs at entrances to spaces where elevators or ramping is not available. This prohibits those users from being able to access the space and can become troublesome, especially for frequent staff.

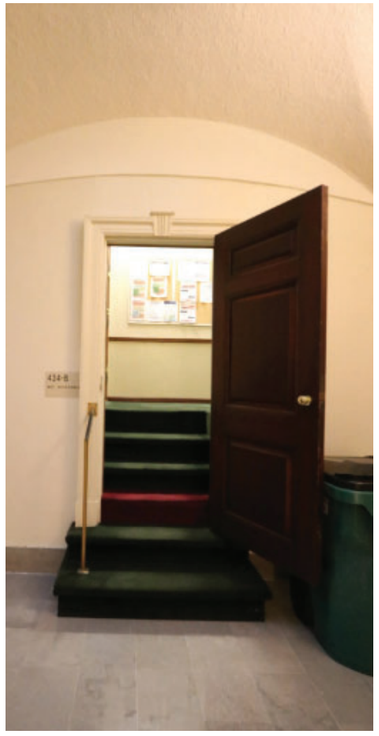
Elevators are available to access all floors of the building and these will remain available during and after the restoration. This also applies for the lift on the fourth floor by the gallery for the House and Senate.

Lastly, public restrooms should be accommodating and accessible. There are at least two accessible restrooms on each floor which is adequate for total fixtures, however a requirement of the restoration is to have at least one ADA accessible stall within each bathroom on specified levels.







# Existing Fire Access

## CURRENT CONDITIONS

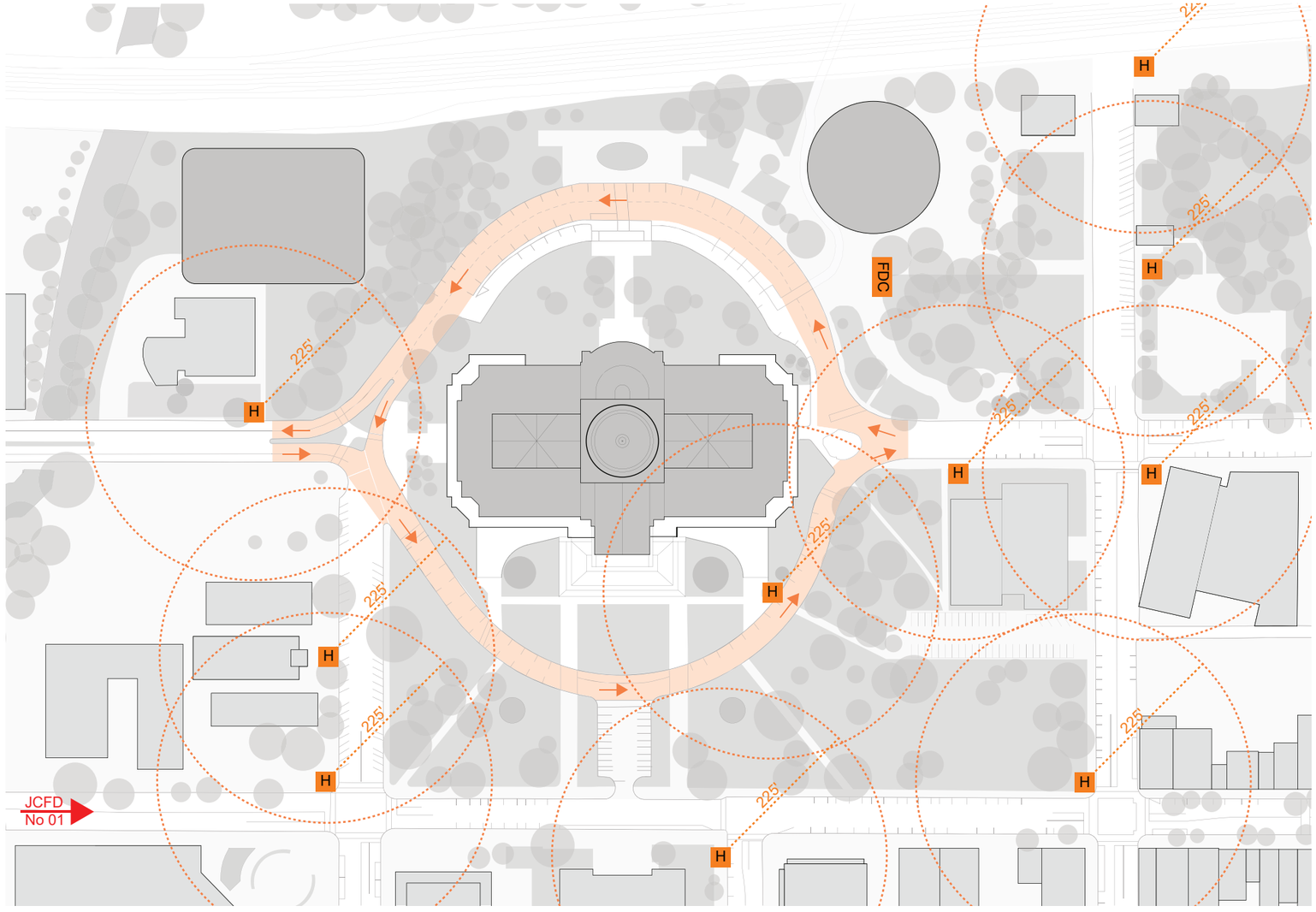
The site was surveyed for existing fire hydrants and fire department connections. Using these existing locations and traffic directions, the path for emergency vehicles are mapped.

The closest fire department is Station 1 which is located at the corner of High St. and Bolivar St. This would make High St. the direct route to get to the Capitol building.

As seen on the map, most of the fire hydrant locations are located to the south of the building. According to the 2018 International Fire Code, the maximum distance from any hydrant is 225 feet. While the current locations adequately protect surrounding buildings, the Capitol remains vulnerable if a fire were to occur due to insufficient hydrants.

A fire department connection (FDC) is an inlet pipe system that enables a responding fire department to supplement a fire sprinkler system's water supply. Presently, there is only one in the surrounding area by the Senate parking garage. According to the NFPA 13 and 14, it is required that a FDC be available for all fire sprinkler systems and standpipe systems. With the installation of sprinklers through the building during restoration, another FDC will be installed closer to the building.

A separate project will be shortly underway to make changes to hydrant locations.




FDC Existing Fire Department Connection

H Existing Fire Hydrant

Existing Fire Access

# New Fire Access

## PROPOSED CONDITIONS

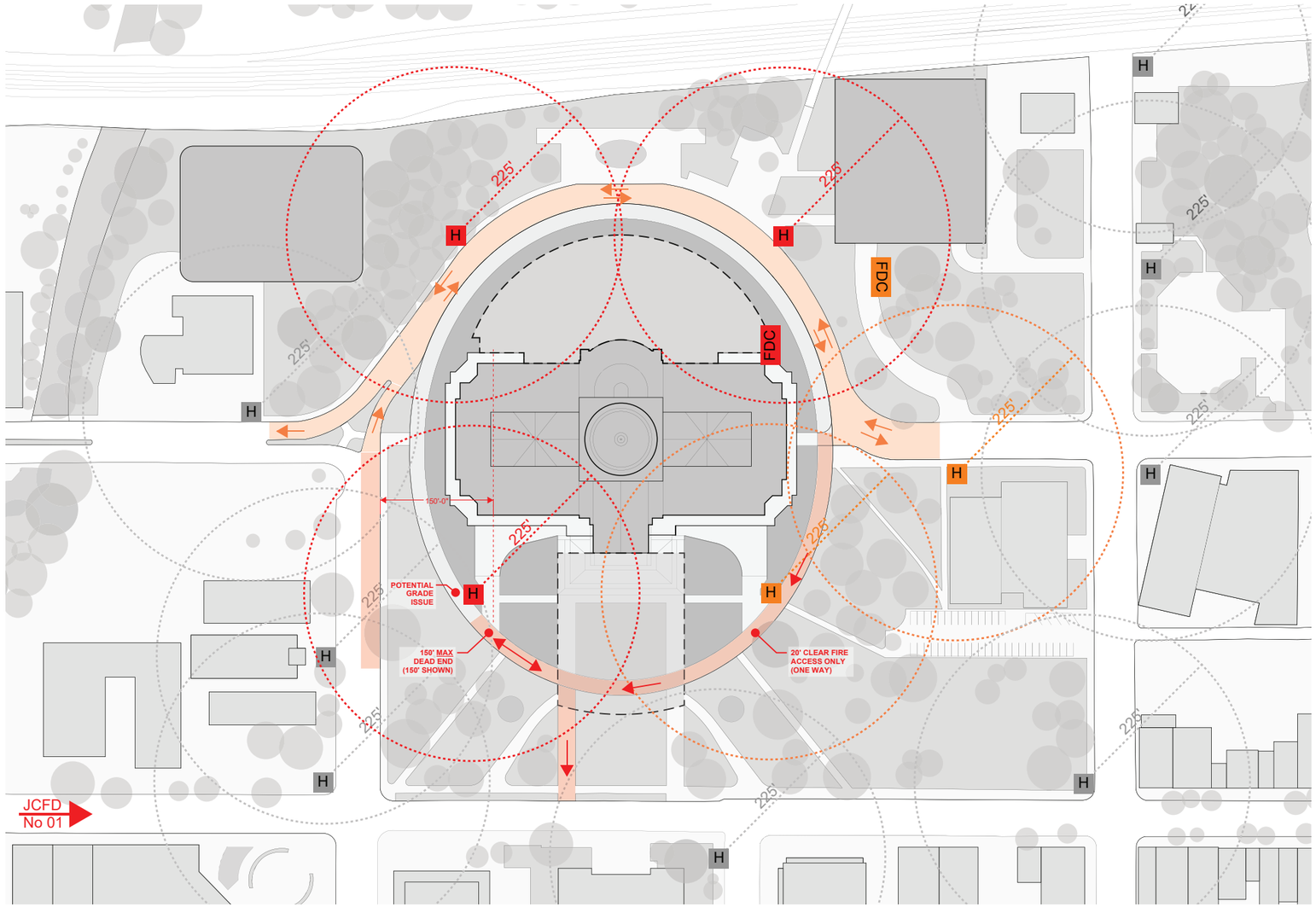
With the new expansions and reconfiguration of W Capitol Ave., new fire truck access routes along with additional hydrant locations will provide proper protection to the Capitol Building and complex while achieving the goals of a pedestrian friendly campus.

In a preliminary analysis, a minimum of three new fire hydrants be installed; two to the north of the building and one on the southwest. With the maximum radius of 225 feet, all sections of the Capitol fit within these radii providing optimal fire protection.

As mentioned prior, an additional FDC will be required with the installation of sprinklers throughout the building. The proposed location is to add this connection to the northeast corner of the building directly along the two-way fire lane along W Capitol Ave.

The new path for emergency vehicles is a fire lane on Broadway St. to reach the west wing, and one way access on the east to get to the south side of the building. Note that this lane will only be accessible for pedestrians and emergency vehicles, and blocked off by retractable bollards at all other times. Due to the grade change on the southwest corner of the pathway, this area will be a dead end fire land, with a maximum length of a 150'-0". Exit from this route would be out a southern path, back to High St.

Access to the north part of the Capitol remains on W Capitol Ave. however, it has been expanded to accommodate two-way traffic.




FDC Existing Fire Department Connection

H Existing Fire Hydrant

Existing Fire Access

FDC New Fire Department Connection

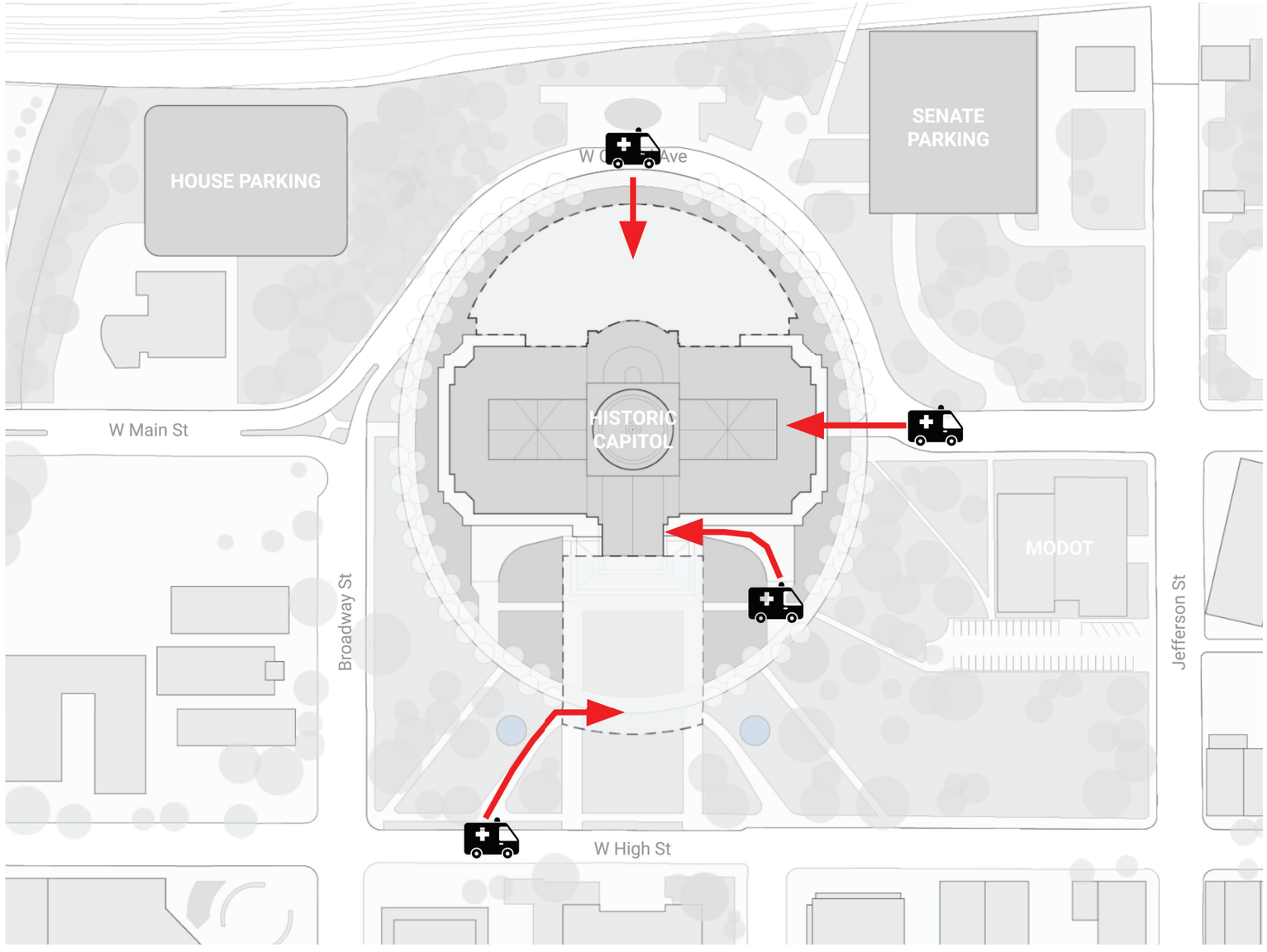
H New Fire Hydrant

New Fire Access

# Emergency Vehicle Access

### EMERGENCY VEHICLE ACCESS

The master plan ensures multiple convenient access points for emergency vehicles across the Capitol campus. Emergency vehicles can access the north entry of the expansion from West Capitol Avenue and the south entry from West High Street. Existing access from the historic Carriage Drive is preserved, maintaining a functional connection for emergency response and service access. Additionally, secure access to the Governor's parking area is maintained from the east side basement entry, supporting continued operations without compromising safety or accessibility.



# Code

Sources: *https://www.jeffersoncitymo.gov/government/building_regulations/building_codes.php; https://codes.iccsafe.org/codes/missouri*

## MISSOURI BUILDING CODES

Although most relevant building codes are adopted locally, the state of Missouri adopts codes for state owned buildings. The Architecture Practice act in Missouri directs architects to design to the 2009 International Building Code. Many Missouri counties or jurisdictions adopt on a 6-year cycle. The Missouri Department of Commerce and Insurance establishes a professional code of conduct for architects, professional engineers, professional land surveyors, and professional landscape architects. It's default standard is the 2018 IBC.

As noted above, most codes are adopted locally. The State and City of Jefferson have adopted the following codes, as amended by the City of Jefferson Code of Laws.

- 2018 International Building Code (IBC)
- 2015/2018 International Existing Building Code (IEBC)
- 2015/2018 International Fuel Gas Code (IFGC)*
- 2015/2018 International Plumbing Code (IPC)
- 2015/2018 International Residential Code (IRC)*
- 2017 National Electric Code (NFPA 70) (NEC)
- 2009/2018 International Energy Conservation Code (IECC)
- 2015/2018 International Fire Code (IFC)
- 2015/2018 International Mechanical Code (IMC)
- 2015/2018 International Property Maintenance Code (IPMC)
- 2015/2018 International Swimming Pool & Spa Code (ISPSC)*
- 2006 International Private Sewage Disposal Code (IPSDC) (Adopted only by the state)
- The United States Department of Justice has implemented American with Disabilities Act (ADA) Design Standards for Accessible Design (2010).

These codes will be followed as applicable to the renovation and restoration to the Missouri State Capitol Building. Note that these codes are typically adopted on a 6-year cycle, as stated above, which was last in 2018. Updated versions of the code are likely to be adopted in the upcoming year, 2026.

* - not applicable to this project

## CODE OVERVIEW

**International Building Code (IBC)**
It is a model code that provides minimum requirements to safeguard the public health, safety, and general welfare of the occupants of new and existing buildings and structures. It is fully compatible with the ICC family of codes. The scope of the IBC includes all buildings except detached one- and two-family dwellings and townhouses up to three stories. It addresses structural strength, means of egress, sanitation, adequate lighting and ventilation, accessibility, energy conservation and life safety in regard to new and existing buildings, facilities and systems. The codes are promulgated on a 3-year cycle to allow for new construction methods and technologies to be incorporated into the codes.

**International Existing Building Code (IEBC)**
The IEBC contains requirements intended to encourage the use and reuse of existing buildings. The scope covers repair, alteration, addition and change of occupancy for existing buildings and historic buildings, where achieving appropriate levels of safety without requiring full compliance with the new construction requirements contained in the other I-codes.

**International Plumbing Code (IPC)**
Provides minimum regulations for plumbing facilities in terms of both performance and prescriptive objectives, and provides for the acceptance of new innovative products, materials and systems.

**National Electric Code/ NFPA 70 (NEC)**
The NEC is the most widely adopted code in the world. Approved by the American National Standards Institute (ANSI), the NEC is the most complete set of electrical code requirements that govern electrical installations in the interest of safety for persons and property.

**International Energy Conservation Code (IECC)**
The IECC encourages energy conservation through efficiency in envelope design, mechanical systems, lighting systems, and the use of new materials and techniques.

**International Fire Code (IFC)**
The IFC contains regulations to safeguard life and property from fires and explosion hazards. Topics include general precautions, emergency planning and preparedness, fire department access and water supplies, automatic sprinkler systems, fire alarm systems, special hazards, and the storage and use of hazardous materials.

**International Mechanical Code (IMC)**
The IMC establishes minimum regulations for mechanical systems using prescriptive and performance-related provisions. It was developed with broad-based principles that make possible the use of new materials, methods and design.

**International Property Maintenance Code (IPMC)**
The IPMC provides requirements for continued use and maintenance of plumbing, mechanical, electrical and fire protection systems in existing residential and nonresidential structures.

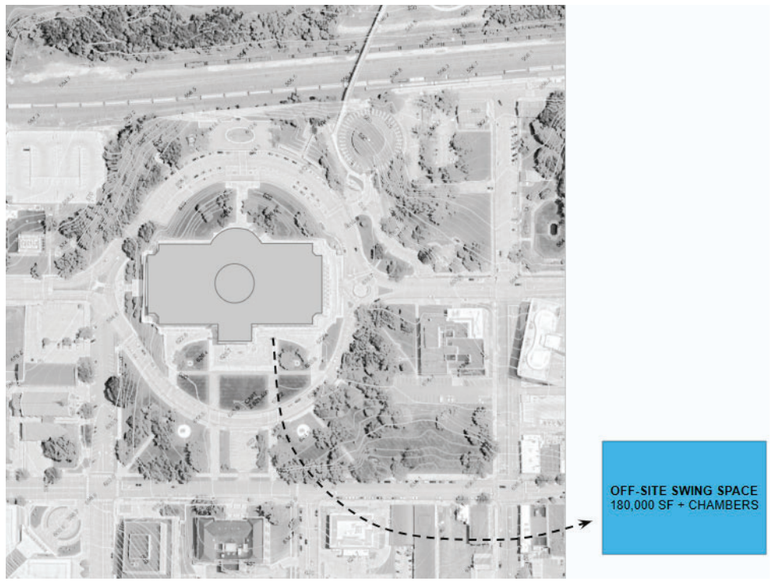
**International Private Sewage Disposal Code (IPSDC)**
The IPSDC contains provisions for design, installation, and inspection of private sewage disposal systems, and provides flexibility in the development of safe sanitary systems. It is used as a companion document to the IPC.

**Design Standards for Accessible Design (ADA Requirements)**
These standards set minimum requirements - both scoping and technical - for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

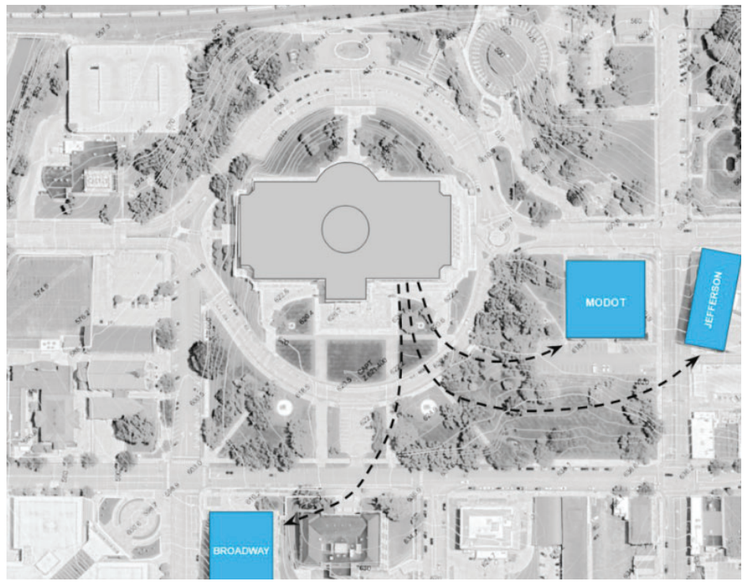
# Phasing and Sequencing

# 11

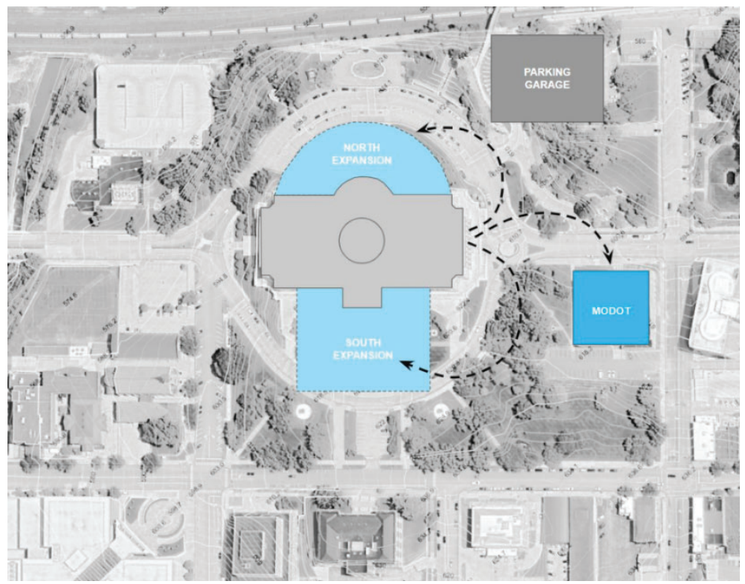
# Phasing & Sequencing Options



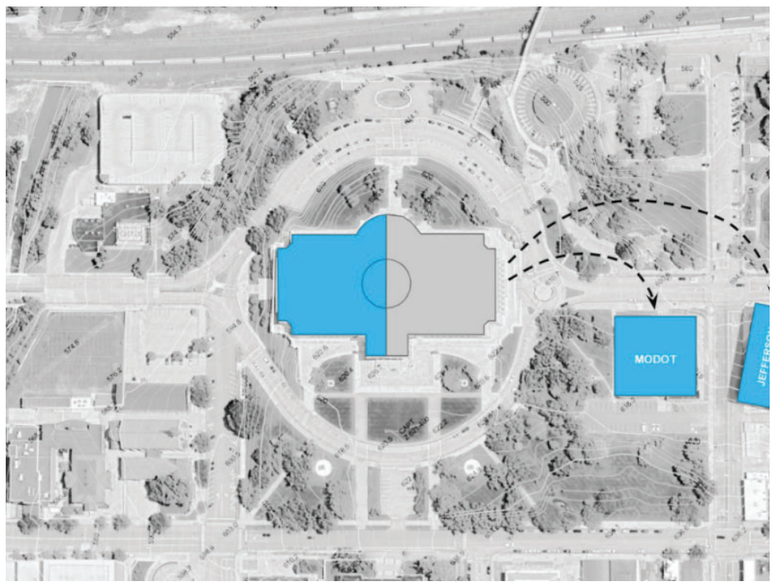

**OPTION 1** - One Move into Offsite Commercial Swing Space



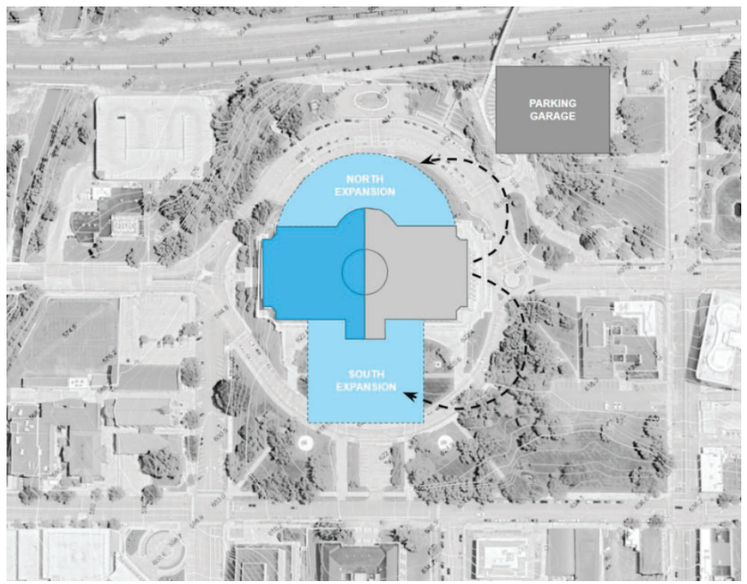

**OPTION 2** - One Move into State Owned Swing Space



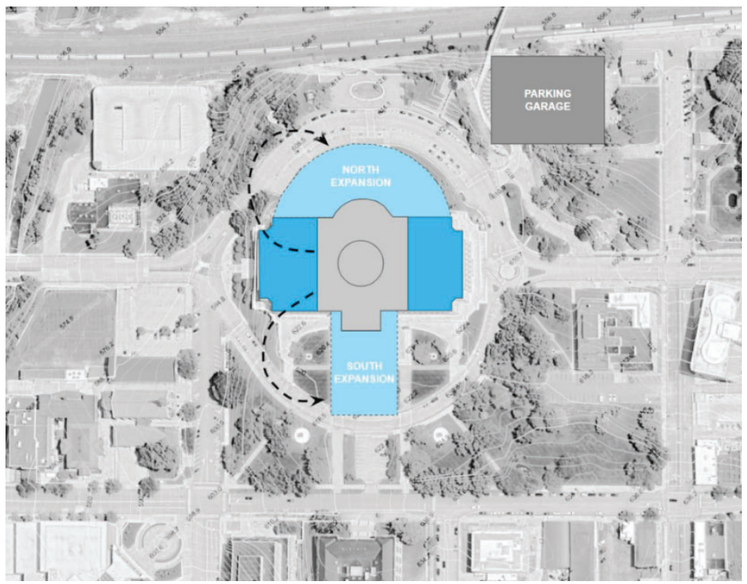

**OPTION 3** - MODOT & Expansion Swing Space - Build-back Required




**OPTION 4** - Two Moves into State Owned Swing Space




**OPTION 5** - Two Moves into Expansion Space - Build-back Required




**OPTION 6** - Three Moves into Expansion Space - Build-back Required

# Selected Phasing & Sequencing

**PROGRAM SEQUENCE**

After reviewing all options with the Capitol Commission, it was determined that Option 7 (restoring the Capitol in quadrants and utilizing the north expansion for swing space) would be pursued moving forward. This option allows the Legislative Chambers to remain open and operational during legislative sessions, keeps all staff members on site in close proximity, avoids extra costs associated with overbuild and build-back, and allows the expansions to be built as permanent space with simple box moves. Overall it has the least impact to time and cost.

The total space being constructed includes:
- 50k SF North Expansion
- 30k SF South Expansion
- 600-car parking garage

The total construction schedule is estimated to take 69 months. With the onboarding of the Contractor and further development of design, the schedule will be refined (see Section 13: Schedule). Moreover, construction will commence through 5 phases:

Phase 1:
- North Expansion + North Site
- Parking Garage

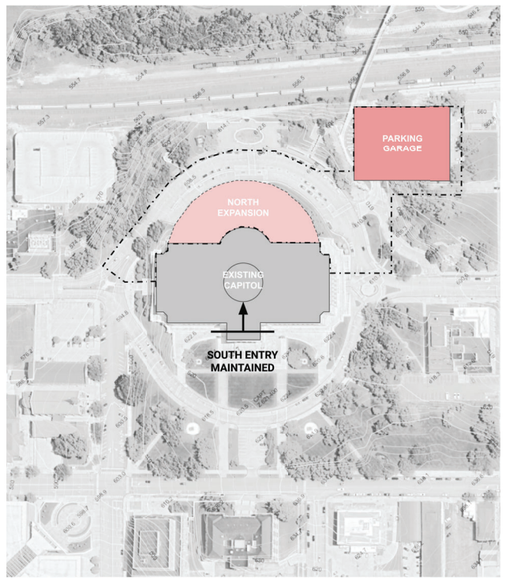
Phase 2:
- South Expansion + South Site
- East 1/2 Basement
- 1/4 Capitol - All Levels

Phase 3:
- West 1/2 Basement
- 1/4 Capitol - Levels 1 through Roof

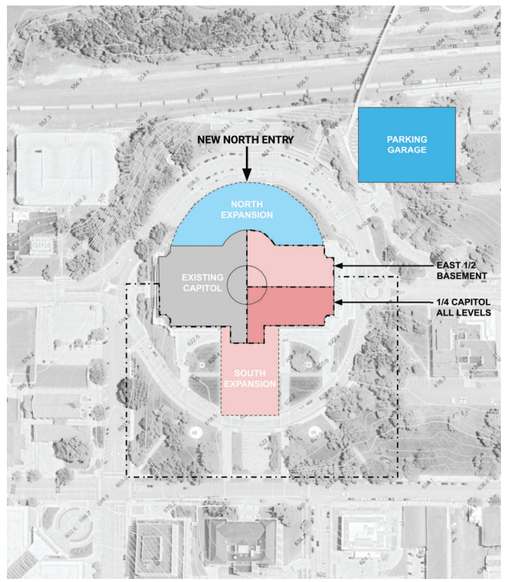
Phase 4:
- 1/4 Capitol - Levels 1 through Roof

Phase 5:
- 1/4 Capitol - Levels 1 through Roof

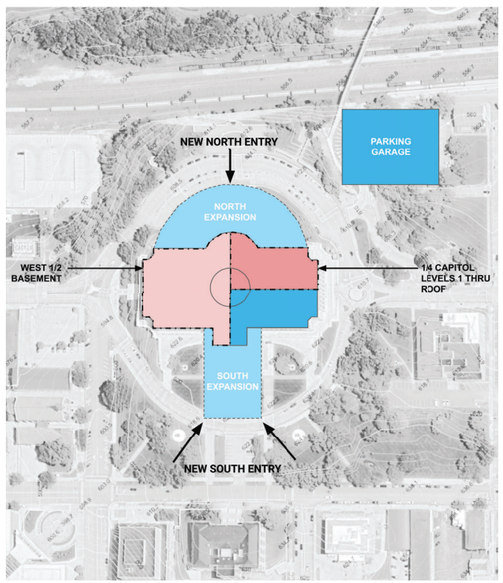
The restoration of the Capitol will be sequenced in quadrants for the transition to vertical mechanical systems. Within each quadrant, mezzanines will be removed, along with the drop ceilings, and horizontal duct work. The basement level will be phased in halves as the renovations require demolition to the slab for new duct work to run north to south. Due to the current office spaces and hearing room configuration, moving in quadrants preserves enough functional space without requiring additional swing space. Through each move, it is intended to be a simple “box” move meaning all furniture will remain while only people and their belongings will transition into the North Expansion and back.



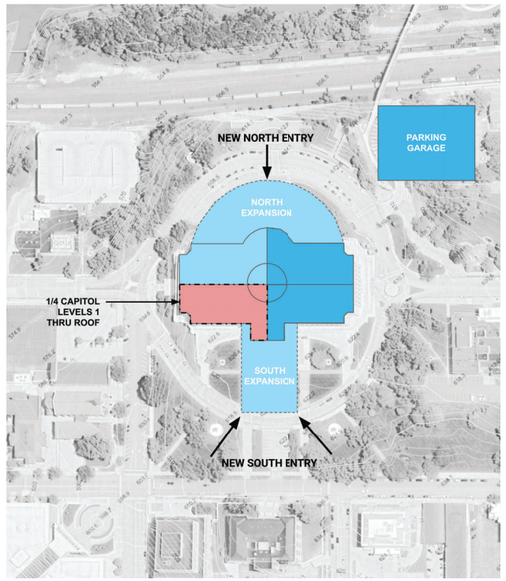

**PHASE 1**



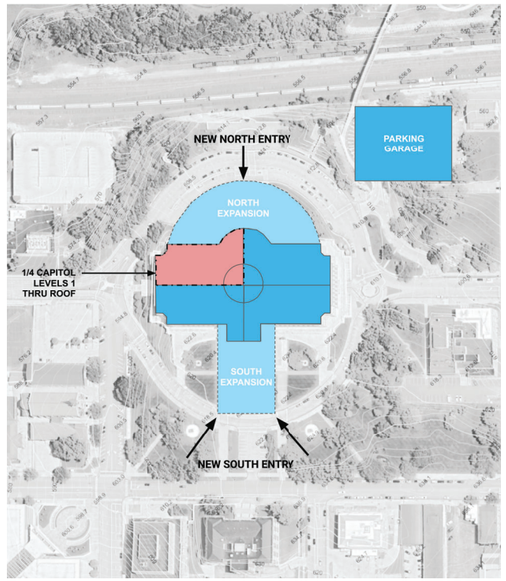

**PHASE 2**



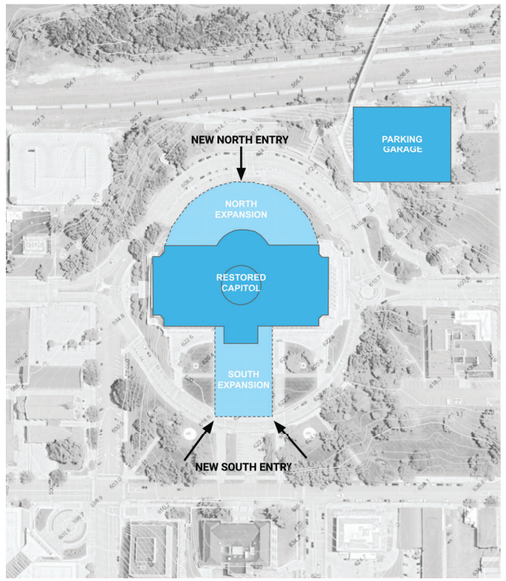

**PHASE 3**




**PHASE 4**




**PHASE 5**




**COMPLETION**

*Existing* *Completed* *Completed (Below Grade)* *Under Construction* *Under Construction (Below Grade)*

*Construction Boundary*

# Budget Estimate

12

# Budget Estimate

## BUDGET DEVELOPMENT

The original budget for the project was developed in 2019. At that time, escalation while higher than normal was between 4% and 8%. The approach was to restore the Capitol in three phases.

The Legislature asked MOCA to revise the budget in 2023. Due to supply chain disruption caused by the COVID pandemic, escalation for many trades and materials surged to 20% plus year after year. This resulted in a plan that recommended a larger addition to reduce construction time. The proposed budget of $759 million was higher than expected.

In 2025, the Capitol Commission requested that MOCA provide an update with three scenarios including a Good, Better, and Best option.

## 2025 BUDGET

The following provides information on the 2025 budget for the Good, Better, and Best options. The Capitol Commission provided a target budget of $595,300,000 to complete the necessary restorations, expansions, and program additions.

Following a meeting with the steering committee, the markups shown below were agreed upon for each of the three options:

- The General conditions: 20% of the Capitol building, 15% for the expansions, 15% parking, 15% site.
- Design/Estimate contingency: 25% for the Capitol building, 20% for the expansions, 20% parking, 20% site.
- The Construction Manager (CM) contingency is set to be 7.5%.
- The Contractor's fee is equal to 2.5% for all programs.
- Escalation for the renovation of the Capitol total is 26.8%.
- Escalation for the expansions, parking and site is 9.1%.

## OWNER COSTS

Owner Cost includes all costs above and beyond the direct costs associated with the cost of the hard construction. These Owner Costs are referred to as soft costs. These percentages were also agreed upon in the meeting.

The Owner/Soft Costs are estimated using the following percentages against the Program Construction Costs:

- Design Team - 10%
- Abatement - 1.5%
- Owners Contingency - 10%
- Security - 1.35%
- Telecommunications - 1.5%
- AV and Broadcast Media - 2%
- Inspections - 0.5%
- Commissioning Agent - 1%
- CM Preconstruction - 0.5%
- Relocation Moving Costs - 0.75%
- General Expenses - 0.25%
- Moving - 0.1%
- Furniture - 1%
- Swing Space - 0.65%
- Project Management - 2.5%

## MANAGEMENT OF THE PROJECT BUDGET

The design and construction of a large complex historic renovation in conjunction with a new addition is a risky endeavor for the state of Missouri. MOCA has over the past 15 years delivered Capitol Restoration and new additions by paying close attention to the budget and managing the risk. We do this using the following processes and techniques:

1. We start out managing the budget from the beginning.
   - Within the contract for both the architect and contractor (CMR) we provide a contractual clause we call the Fixed Limit of Construction Cost (FLCC). In essence the clause requires that the architect and the CMR provide their best efforts to design and build the project below or equal to the FLCC.
   - During every Design Scoping Workshop that MOCA manages, we use a form of Dynamic Cost modeling and management. We initially prepare a budget that is below or equal to the FLCC with the CMR. Each workshop the CMR will present the cost impacts from the previous workshop and the teams will identify changes to bring the project back into budget.
   - Following the workshops, the design team will provide a set of Scope Documents that have incorporated all the final decisions. The CMR will use these drawing to provide a preliminary GMP; this has to be less than or equal to the FLCC. If it is over, then the team will work together with the owner to make the needed adjustments while maintaining the guiding principles, guidelines, and imperatives.

2. While the above process has proved successful in that our projects have had a 92% success rate of completing on budget. There are times when other methods need to be used to help manage and guide the project. If the CMR, Design Team, and the Owner cannot get to a number that is below the FLCC or unexpected costs arise, then we have used the following method for leveling the budget:
   - Sliding scale of priorities within the historic restoration - within all historic restorations there are those elements such as decorative painting, historic lighting restoration or replication, and other historic material elements that can be placed on a contingency release list. These items will be identified and prioritized with a budget. As the CMR reaches a reduction in risk point, contingency can be released back to the owner (clause in the contract for construction) which can then be used to incorporate one or more items from the prioritized list into the project. For example, on Wyoming, the project was significantly overbudget when MOCA was hired. While we were able to reduce much of that overage, we could not reduce all prior to the start of construction. We identified and prioritized the list and then as the CMR reached a risk reduction point and released contingency, we used that to incorporate many items including the entablature and the dome of the Capitol. The final outcome was that all items on the list were incorporated from the contingency release and the project finished below budget.

## PROJECT BREAKDOWN

The budget is broken into four program costs:

**Capitol Restoration Scope**
The Capitol Restoration scope varies for each of the three options (A, B, and C). That information is in Section 3 of the master plan. Please refer to that section for a detailed discussion on the scope of the Capitol Restoration.

The critical budget element for the Capitol Restoration is management of the schedule. MOCA presented several options for different ways to address swing space and moving of people for restoration to occur. In the end, the approach that had the least impact to both the occupants and the cost was sequencing strategy with five phases.

**North and South Expansions Scope**
The north and south expansions will take place in two phases. Please refer to Section 8 for a detailed discussion on the expansion scope.

- The first phase or the north expansion will include half of the basement, new offices in the expansion for legislators and staff. This phase is approximately 50,000 SF.
- The second phase or the South expansion will include the other half of the basement, and the visitor center and hearing rooms totaling 30,000 SF.

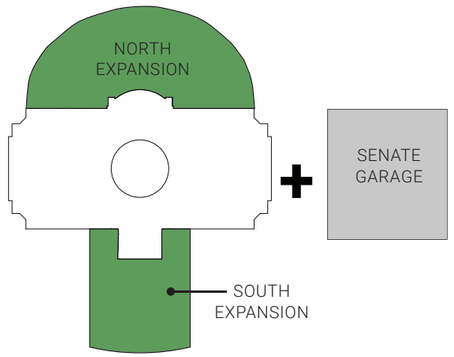
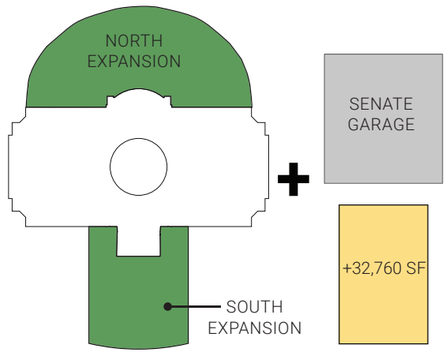
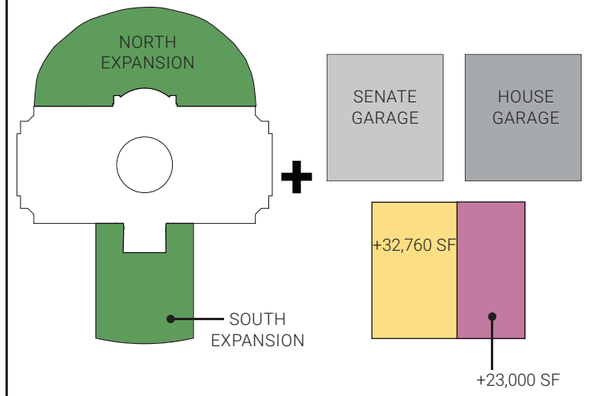
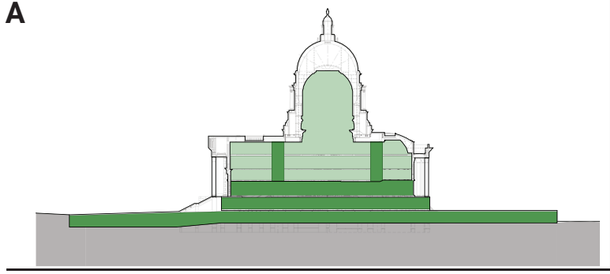
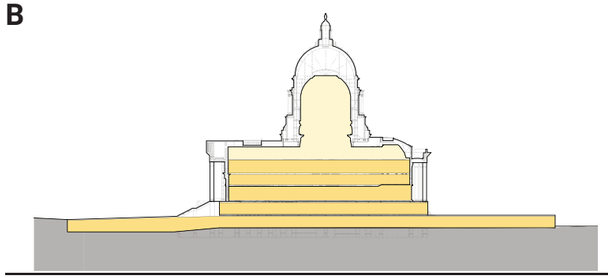
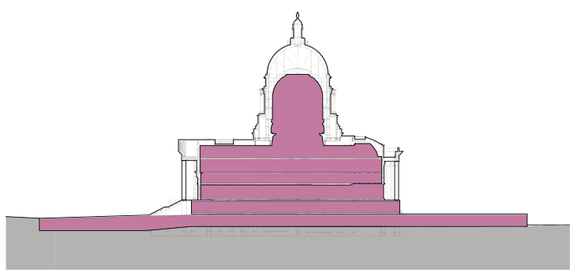
**Parking Structures**
The current Senate Parking Structure will be removed and a new 600 stall parking garage (5 stories) will be constructed:

- Senate parking (Floor 3 & 4 with covered secure, accessible core-to-core connection to the new expansion)
  - Senate Member Parking - 34 Parking Stalls
  - Senate Staff and Visitor Parking - 216 Parking Stalls
- Visitor parking (Floors 1, 2, & 5)
  - Public Parking - 350 Parking Stalls

It is anticipated that some excavation of rock will need to be removed to accommodate the parking garage foundation. The parking structure is an open-air structure which does not require mechanical ventilation to remove exhaust fumes from the space. The garage will clearly delineate the separation between the Senate Members, Staff, and Public Visitors. Separate entrances and exits will be provided. There will be two banks of elevators for Legislators and Staff and a separate bank of elevators for the public.

**Site**
Site work includes landscaping and grading that is intended to enhance the pedestrian experience. Please refer to Section 7: Master Plan Concepts for more information.

# Option Overview

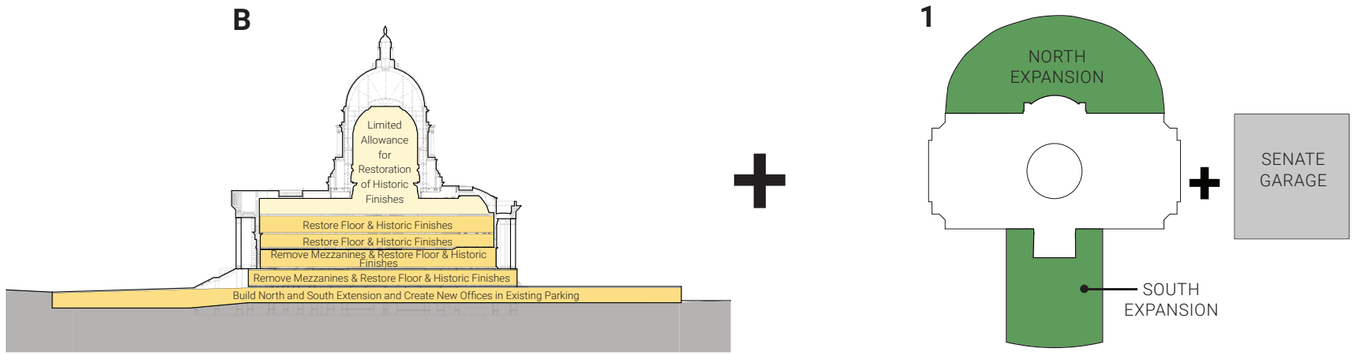
| CAPITOL RESTORATION | CAPITOL EXPANSION PROGRAM 1 | 2 | 3 |
|---|---|---|---|
| |  |  |  |
| **A**  | A1<br>Capitol 358,000 SF<br>Expansion 80,000 SF<br>1-600 Car Parking Structure<br>Total **$500,828,852** | A2<br>Capitol 358,000 SF<br>Expansion 112,760 SF<br>1-600 Car Parking Structure<br>Total **$540,461,186** | A3<br>Capitol 358,000 SF<br>Expansion 135,760 SF<br>2-600 Car Parking Structure<br>Total **$597,131,954** |
| **B**  | **B1**<br>Capitol 358,000 SF<br>Expansion 80,000 SF<br>1-600 Car Parking Structure<br>Total **$594,933,081**<br>**RECOMMENDED “GOOD”** | B2<br>Capitol 358,000 SF<br>Expansion 112,760 SF<br>1-600 Car Parking Structure<br>Total **$641,237,639** | B3<br>Capitol 358,000 SF<br>Expansion 135,760 SF<br>2-600 Car Parking Structure<br>Total **$692,810,988** |
| **C**  | **C1**<br>Capitol 358,000 SF<br>Expansion 80,000 SF<br>1-600 Car Parking Structure<br>Total **$748,574,988**<br>**RECOMMENDED “BETTER”** | C2<br>Capitol 358,000 SF<br>Expansion 112,760 SF<br>1-600 Car Parking Structure<br>Total **$794,879,546** | **C3**<br>Capitol 358,000 SF<br>Expansion 135,760 SF<br>2-600 Car Parking Structure<br>Total **$846,452,895**<br>**RECOMMENDED “BEST”** |

# Option Overview

## COST OVERVIEW

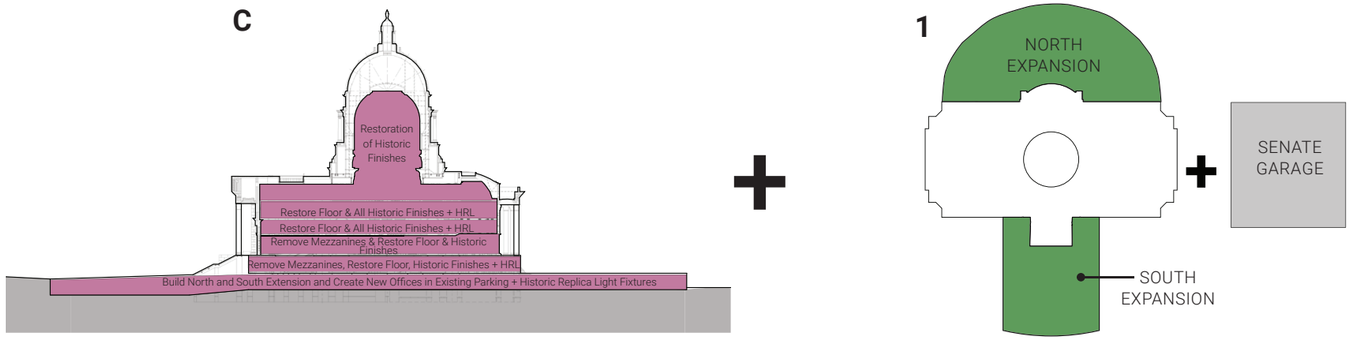
**Option B1 (Recommended "Good")**
Capitol Restoration Option B + Program Category 1

| | |
|---|---|
| New Senate/Visitor Parking Garage | $51,573,349 million (including soft costs) |
| New North and South Expansions | $113,075,844 million (including soft costs) |
| Capitol Restoration | $414,583,653 million (including soft costs) |
| Landscape - Oval Walkway | $15,700,235 million (including soft costs) |
| **Option B1 Project Total** | **$594,933,081 million (including soft costs)** |



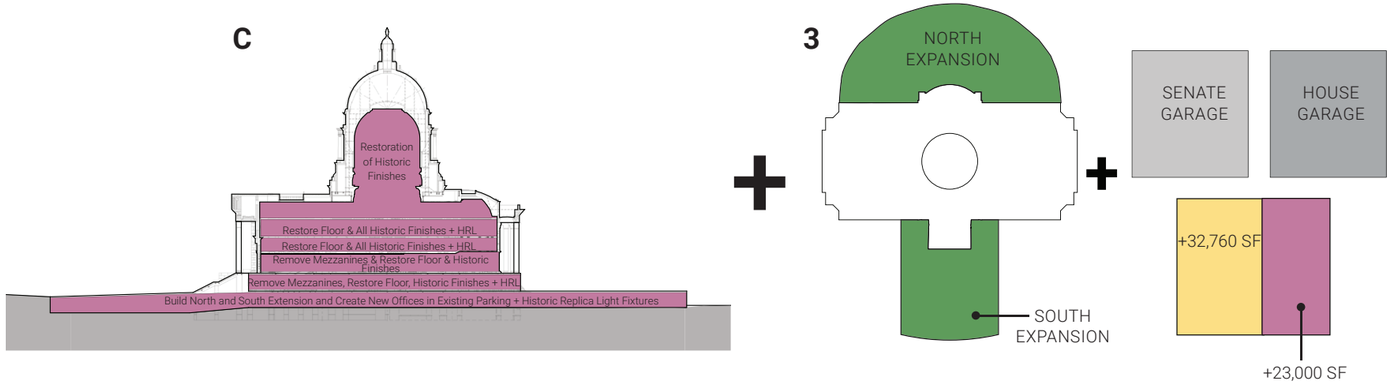

**Option C1 (Recommended "Better")**
Capitol Restoration Option C + Program Category 1

| | |
|---|---|
| New Senate/Visitor Parking Garage | $51,573,348 million (including soft costs) |
| New North and South Expansions | $113,075,844 million (including soft costs) |
| Capitol Restoration | $562,803,310 million (including soft costs) |
| Landscape - Oval Walkway | $21,122,485 million (including soft costs) |
| **Option C1 Project Total** | **$748,574,988 million (including soft costs)** |




**Option C3 (Recommended "Best")**
Capitol Restoration Option C + Program Category 3

| | |
|---|---|
| New Senate & House/Visitor Parking Garage | $103,146,698 million (including soft costs) |
| New North and South Expansions - Plus | $159,380,403 million (including soft costs) |
| Capitol Restoration | $562,803,310 million (including soft costs) |
| Landscape - Oval Walkway | $21,122,485 million (including soft costs) |
| **Option C3 Project Total** | **$846,452,896 million (including soft costs)** |



# Option B1 - Selected “Good” Scheme

**RECOMMENDED GOOD APPROACH - B1**
Capitol Restoration Option B + Program Category 1

Capitol Restoration: 358,000 SF
North/South Capitol Expansion: 80,000 SF
Parking Structure: 5 Levels - 600 Cars with 4 Elevators

**The total cost of the proposed project is $594,933,081.**

This recommended option accomplishes all of the stated goals:
1. Removes the Mezzanines.

2. Provides every Legislator with a private office.

3. Minimizes disruption by completing the work in phases allowing Legislators to stay within the building or in the North Expansion.

4. Completes the project for less than $595,300,000.

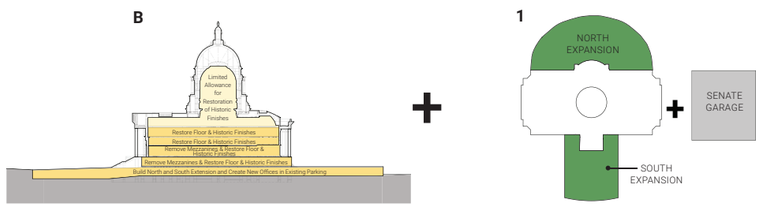
5. Completed the project by 2034.

6. MODOT was rejected as an option due to $50,000,000 purchase price.

7. Provides for a complete restoration with the exception of:
   a. Roofing/Skylights
   b. Exterior Windows - never in project
   c. Exterior Door Renovation - never in project
   d. Creation of Replica Light Fixtures

MOCA believes that through careful management of contingency (CM Contingency) that through a release program, funds can be released and used to complete the replication of historic light fixtures for the project and possibly the roof and skylights.

| MISSOURI CAPITOL MASTERPLAN PRELIMINARY ESTIMATE | | | | | | GOOD |
|---|---|---|---|---|---|---|
| **North and South Expansion - 80,000 SF** | | | | | | |
| **Program Costs** | Area | Costs | GC's | Contractor Fee | Design/Estimate Contingency + CM Contingency + Escalation | Program Costs |
| Capitol Building | 358,000 | $ 854 | 20% | 2.5% | 25% + 7.5% + 26.8% | $ 305,838,833 |
| | | | | | | |
| North and South Expansion | 80,000 | $ 1,043 | 15% | 2.5% | 20% + 7.5% + 9.1% | $ 83,416,179 |
| | | | | | | |
| Parking | 600 | $ 63,410 | 15% | 2.5% | 20% + 7.5% + 9.1% | $ 38,045,718 |
| | | | | | | |
| Site | | | 15% | 0.0% | 20% + 7.5% + 9.1% | $ 11,582,081 |
| | | | | | **Program Construction Costs** | **$ 438,882,811** |
| **Owner Costs** | | Percentage | | | Cost Bases | Owner's Costs |
| Design Team | | 10.00% | | | $ 438,882,811 | $ 43,888,281 |
| Abatement | | 1.50% | | | $ 438,882,811 | $ 6,583,242 |
| Owner's Contingency | | 10.00% | | | $ 489,354,335 | $ 48,935,433 |
| Security | | 1.35% | | | $ 438,882,811 | $ 5,924,918 |
| Telecommunications | | 1.50% | | | $ 438,882,811 | $ 6,583,242 |
| AV and Broadcast Media | | 2.00% | | | $ 438,882,811 | $ 8,777,656 |
| Inspections | | 0.50% | | | $ 438,882,811 | $ 2,194,414 |
| Commissioning Agent | | 1.00% | | | $ 438,882,811 | $ 4,388,828 |
| CM Preconstruction | | 0.50% | | | $ 438,882,811 | $ 2,194,414 |
| Relocation Moving Costs | | 0.75% | | | $ 438,882,811 | $ 3,291,621 |
| General Expenses | | 0.25% | | | $ 438,882,811 | $ 1,097,207 |
| Moving | | 0.10% | | | $ 438,882,811 | $ 438,883 |
| Furniture | | 1.00% | | | $ 438,882,811 | $ 4,388,828 |
| Swing Space | | 0.65% | | | $ 438,882,811 | $ 2,852,738 |
| Project Management | | 2.50% | | | $ 580,422,518 | $ 14,510,563 |
| | | | | | **Owner Costs** | **$ 156,050,270** |
| | | | | | **Total Estimated Costs** | **$ 594,933,081** |
| | | | | | **Available Budget** | **$ 595,300,000** |
| | | | | | **Variance** | -$ 366,919 |



# Option C1 - Selected “Better” Scheme

**RECOMMENDED BETTER APPROACH - C1**
Capitol Restoration Option C + Program Category 1

Capitol Restoration: 358,000 SF
North/South Capitol Expansion: 80,000 SF
Parking Structure: 5 Levels - 600 Cars with 4 Elevators

**The total cost of the proposed project is $748,574,988.**

This recommended option accomplishes most of the stated goals:
1. Removes the Mezzanines.

2. Provides every Legislator with a private office.

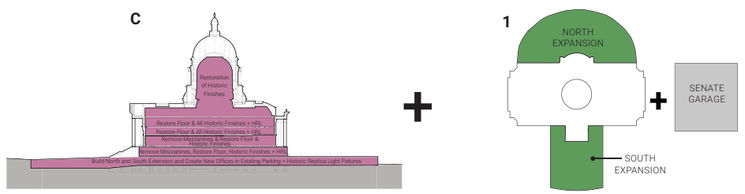
3. Minimizes disruption by completing the work in phases allowing Legislators to stay within the building or in the North Expansion.

4. Completed the project by 2034.

5. MODOT was rejected as an option due to $50,000,000 purchase price.

6. Provides for a complete restoration with the exception of:
   a. Exterior Windows - never in project - limited

| MISSOURI CAPITOL MASTERPLAN PRELIMINARY ESTIMATE | | | | | | BETTER |
|---|---|---|---|---|---|---|
| **North and South Expansion - 80,000 SF** | | | | | | |
| **Program Costs** | Area | Costs | GC's | Contractor Fee | Design/Estimate Contingency + CM Contingency + Escalation | Program Costs |
| Capitol Building | 358,000 | $ 1,160 | 20% | 2.5% | 25% + 7.5% + 26.8% | $ 415,180,642 |
| | | | | | | |
| North and South Expansion | 80,000 | $ 1,043 | 15% | 2.5% | 20% + 7.5% + 9.1% | $ 83,416,179 |
| | | | | | | |
| Parking | 600 | $ 63,410 | 15% | 2.5% | 20% + 7.5% + 9.1% | $ 38,045,718 |
| | | | | | | |
| Site | | | 15% | 0.0% | 20% + 7.5% + 9.1% | $ 15,582,081 |
| | | | | | **Program Construction Costs** | **$ 552,224,621** |
| **Owner Costs** | | Percentage | | | Cost Bases | Owner's Costs |
| Design Team | | 10.00% | | | $ 552,224,621 | $ 55,222,462 |
| Abatement | | 1.50% | | | $ 552,224,621 | $ 8,283,369 |
| Owner's Contingency | | 10.00% | | | $ 615,730,452 | $ 61,573,045 |
| Security | | 1.35% | | | $ 552,224,621 | $ 7,455,032 |
| Telecommunications | | 1.50% | | | $ 552,224,621 | $ 8,283,369 |
| AV and Broadcast Media | | 2.00% | | | $ 552,224,621 | $ 11,044,492 |
| Inspections | | 0.50% | | | $ 552,224,621 | $ 2,761,123 |
| Commissioning Agent | | 1.00% | | | $ 552,224,621 | $ 5,522,246 |
| CM Preconstruction | | 0.50% | | | $ 552,224,621 | $ 2,761,123 |
| Relocation Moving Costs | | 0.75% | | | $ 552,224,621 | $ 4,141,685 |
| General Expenses | | 0.25% | | | $ 552,224,621 | $ 1,380,562 |
| Moving | | 0.10% | | | $ 552,224,621 | $ 552,225 |
| Furniture | | 1.00% | | | $ 552,224,621 | $ 5,522,246 |
| Swing Space | | 0.65% | | | $ 552,224,621 | $ 3,589,460 |
| Project Management | | 2.50% | | | $ 730,317,061 | $ 18,257,927 |
| | | | | | **Owner Costs** | **$ 196,350,367** |
| | | | | | **Total Estimated Costs** | **$ 748,574,988** |
| | | | | | **Available Budget** | **$ 595,300,000** |
| | | | | | **Variance** | $ 153,274,988 |



# Option C3 - Selected “Best” Scheme

**RECOMMENDED BEST APPROACH - C3**
Capitol Restoration Option C + Program Category 3

Capitol Restoration: 358,000 SF
North/South Capitol Expansion: 135,760 SF
Parking Structures: 2 Garages - 600 Cars and 4 Elevators Each

**The total cost of the proposed project is $846,452,895.**

This recommended option accomplishes most of the stated goals:
1. Removes the Mezzanines.

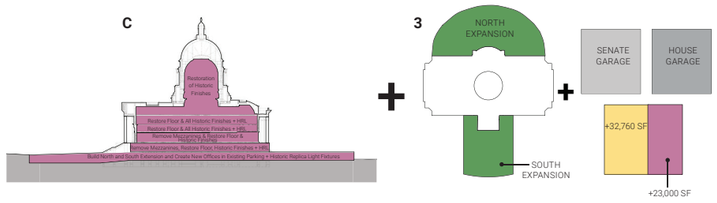
2. Provides every Legislator with a private office.

3. Minimizes disruption by completing the work in phases allowing Legislators to stay within the building or in the North Expansion.

4. Completed the project by 2034.

5. MODOT was rejected as an option due to $50,000,000 purchase price.

6. Provides for a complete restoration with the exception of:
   a. Exterior Windows - never in project - limited




| MISSOURI CAPITOL MASTERPLAN PRELIMINARY ESTIMATE | | | | | | BEST |
|---|---|---|---|---|---|---|
| **North and South Expansion - 135,760 SF** | | | | | | |
| **Program Costs** | Area | Costs | GC's | Contractor Fee | Design/Estimate Contingency + CM Contingency + Escalation | Program Costs |
| Capitol Building | 358,000 | $ 854 | 20% | 2.5% | 25% + 7.5% + 26.8% | $ 415,180,642 |
| | | | | | | |
| North and South Expansion | 135,760 | $ 1,043 | 15% | 2.5% | 20% + 7.5% + 9.1% | $ 117,575,105 |
| | | | | | | |
| Parking | 1200 | $ 63,410 | 15% | 2.5% | 20% + 7.5% + 9.1% | $ 76,091,436 |
| | | | | | | |
| Site | | | 15% | 0.0% | 20% + 7.5% + 9.1% | $ 15,582,081 |
| | | | | | **Program Construction Costs** | **$ 624,429,265** |
| **Owner Costs** | | Percentage | | | Cost Bases | Owner's Costs |
| Design Team | | 10.00% | | | $ 624,429,265 | $ 62,442,926 |
| Abatement | | 1.50% | | | $ 624,429,265 | $ 9,366,439 |
| Owner's Contingency | | 10.00% | | | $ 696,238,630 | $ 69,623,863 |
| Security | | 1.35% | | | $ 624,429,265 | $ 8,429,795 |
| Telecommunications | | 1.50% | | | $ 624,429,265 | $ 9,366,439 |
| AV and Broadcast Media | | 2.00% | | | $ 624,429,265 | $ 12,488,585 |
| Inspections | | 0.50% | | | $ 624,429,265 | $ 3,122,146 |
| Commissioning Agent | | 1.00% | | | $ 624,429,265 | $ 6,244,293 |
| CM Preconstruction | | 0.50% | | | $ 624,429,265 | $ 3,122,146 |
| Relocation Moving Costs | | 0.75% | | | $ 624,429,265 | $ 4,683,219 |
| General Expenses | | 0.25% | | | $ 624,429,265 | $ 1,561,073 |
| Moving | | 0.10% | | | $ 624,429,265 | $ 624,429 |
| Furniture | | 1.00% | | | $ 624,429,265 | $ 6,244,293 |
| Swing Space | | 0.65% | | | $ 624,429,265 | $ 4,058,790 |
| Project Management | | 2.50% | | | $ 825,807,702 | $ 20,645,193 |
| | | | | | **Owner Costs** | **$ 222,023,630** |
| | | | | | **Total Estimated Costs** | **$ 846,452,895** |
| | | | | | **Available Budget** | **$ 595,300,000** |
| | | | | | **Variance** | $ 251,152,895 |

# Benchmarking

**BENCHMARK OF THE STATE CAPITOLS**

Benchmarking is a proven approach of double checking the estimate; benchmarking is used to compare actual costs from completed Capitols to the proposed Capitol estimate.

The charts indicate Capitol buildings that have been 100% restored/renovated. We have used the budget numbers from options C1 (Better) and C3 (Best) which are the fully restored Captiol plans for comparison purposes.

The midpoint of construction is estimated to be 2030.

This allows for an accurate picture of how the proposed costs compare to the other Capitols per square foot costs. The only difference is the square foot of the building and the associated complexity of the project.

The smaller capitol, for example Wyoming at 129,000 GSF, will have a higher cost/square foot than a larger Capitol such as Minnesota at 387,000 GSF. Likewise, the complexity of the project, such as Utah Capitol that was seismically base isolated is infinitely more complex than Minnesota Captiol where there was little foundation work completed. It is our opinion that the benchmarked costs for Missouri Capitol are within an acceptable and reasonable range for the Capitol restoration.

| State Capitol | Built Square Footage (SF) | Escalated 2025 | Escalation 26.8% | Escalated $/sf |
|---|---|---|---|---|
| Kansas Capitol | 300,000 | $ 357,364,800.00 | $ 453,138,566.40 | $ 1,510.46 |
| Michigan Capitol | 225,000 | $ 139,967,880.00 | $ 177,479,271.84 | $ 788.80 |
| Ohio Capitol | 273,000 | $ 273,979,680.00 | $ 347,406,234.24 | $ 1,272.55 |
| Texas Capitol | 360,000 | $ 332,051,460.00 | $ 421,041,251.28 | $ 1,169.56 |
| Utah Capitol | 310,000 | $ 226,331,040.00 | $ 286,987,758.72 | $ 925.77 |
| Virginia Capitol | 117,000 | $ 145,923,960.00 | $ 185,031,581.28 | $ 1,581.47 |
| Wisconsin Capitol | 240,000 | $ 302,271,060.00 | $ 383,279,704.08 | $ 1,597.00 |
| Wyoming Capitol | 127,000 | $ 172,726,320.00 | $ 219,016,973.76 | $ 1,724.54 |
| Minnesota Capitol | 387,000 | $ 358,853,820.00 | $ 455,026,643.76 | $ 1,175.78 |
| AVERAGE | 260,725 | $ 256,607,780.00 | $ 325,378,665.04 | $ 1,247.98 |
| **Missouri Capitol** | **358,000** | **$ 327,429,528.39** | **$ 415,180,642.00** | **$ 1,159.72** |

# Benchmarking

**BENCHMARK OF THE CAPITOL EXPANSION**

The benchmarking for the expansion to the north and the south is more challenging to compare due to the varying complexities of the projects listed. The Virginia Extension skews the numbers greatly due to the mass excavation and the historic significance of the Capitol adjacent to the extension. If we eliminate the Virginia Extension as an anomaly, the average is then $1,193.88.

It is our opinion that the benchmarked cost for the North and South Expansion is within acceptable range.

Note: The north expansion has been designed to act as the swing space during the restoration of the Capitol. We anticipate box moves will occur. This will not require additional furniture. During each phase of the Capitol legislators and staffers will relocate into the new expansion office space. Once the Capitol space is restored, they will then return and the next group from phase two will move in. This will continue until the work is complete.

| State Capitol Extension | Built Square Footage | Escalated 2025 | Escalated 9.1% | Escalated $/sf |
|---|---|---|---|---|
| Texas Extension | 667,000 | $ 235,637,415.00 | $ 257,080,419.77 | $ 385.43 |
| Virginia Extension | 27,000 | $ 151,532,729.07 | $ 165,322,207.42 | $ 6,123.04 |
| Idaho Extension | 50,000 | $ 51,436,706.88 | $ 56,117,447.21 | $ 1,122.35 |
| Kansas Extension | 53,400 | $ 39,460,578.58 | $ 43,051,491.23 | $ 806.21 |
| Wyoming Extension | 41,700 | $ 21,125,082.62 | $ 23,047,465.13 | $ 552.70 |
| California Annex | 525,000 | $ 754,215,605.00 | $ 822,849,225.06 | $ 1,567.33 |
| AVERAGE | 167,820 | $ 208,901,352.86 | $ 227,911,375.97 | $ 1,358.07 |
| **Missouri Extension** | **80,000** | **$ 76,458,459.21** | **$ 83,416,179.00** | **$ 955.73** |

**AVERAGE WITHOUT VIRGINIA EXTENSION**

| State Capitol Extension | Built Square Footage | Escalated 2025 | Escalated 9.1% | Escalated $/sf |
|---|---|---|---|---|
| Texas Extension | 667,000 | $ 235,637,415.00 | $ 257,080,419.77 | $ 385.43 |
| Virginia Extension | 27,000 | | $ - | $ - |
| Idaho Extension | 50,000 | $ 51,436,706.88 | $ 56,117,447.21 | $ 1,122.35 |
| Kansas Extension | 53,400 | $ 39,460,578.58 | $ 43,051,491.23 | $ 806.21 |
| Wyoming Extension | 41,700 | $ 21,125,082.62 | $ 23,047,465.13 | $ 552.70 |
| California Annex | 525,000 | $ 754,215,605.00 | $ 822,849,225.06 | $ 1,567.33 |
| AVERAGE | 167,820 | $ 183,645,898.01 | $ 200,357,674.73 | $ 1,193.88 |
| **Missouri Extension** | **80,000** | **$ 76,458,459.21** | **$ 83,416,179.00** | **$ 955.73** |

# Alternate Tunnel Option

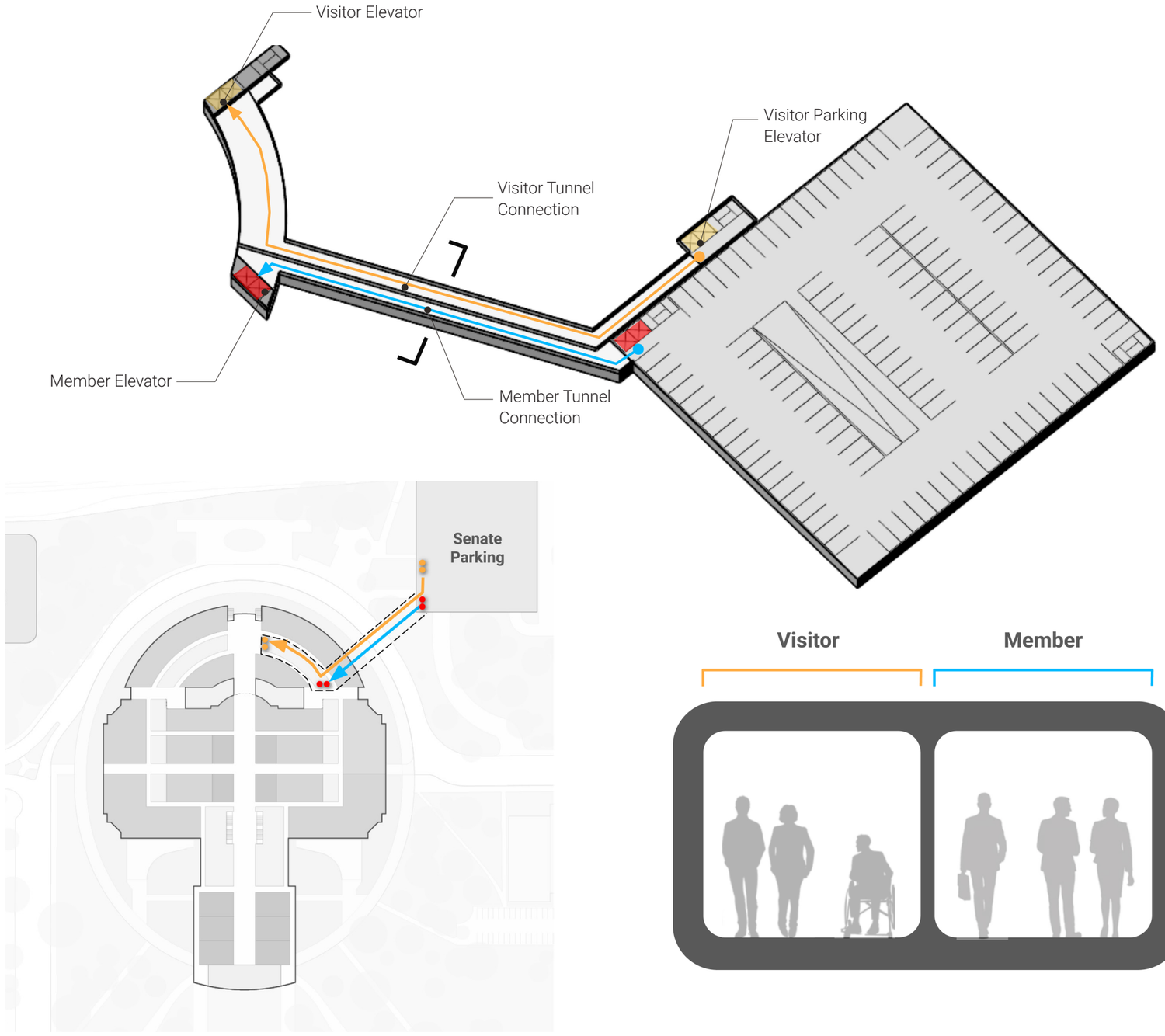
**ALTERNATE TUNNEL FOR VISITORS**

An alternate tunnel connection for visitors from the new Senate Garage to the north expansion was explored as part of the master plan. This visitor tunnel would follow the same general alignment as the proposed member tunnel but include a full-height separation to maintain security. To support this option, several additional program elements would be required, including two dedicated visitor elevators, approximately 2,700 square feet of tunnel area, a 2,400 square foot screening and waiting area, and a new egress stair. This option provides a covered and accessible route for visitors while maintaining a clear separation between public and member circulation.

This alternative option is an additional $4 million.

**Cost Summary**
Added Visitor Elevator x2
Added Tunnel Area (2,700 sf)
Added Screening/Waiting Area (2,400 sf)
Added Egress Stair

**Total Added Cost: $4,228,763**

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# Schedule

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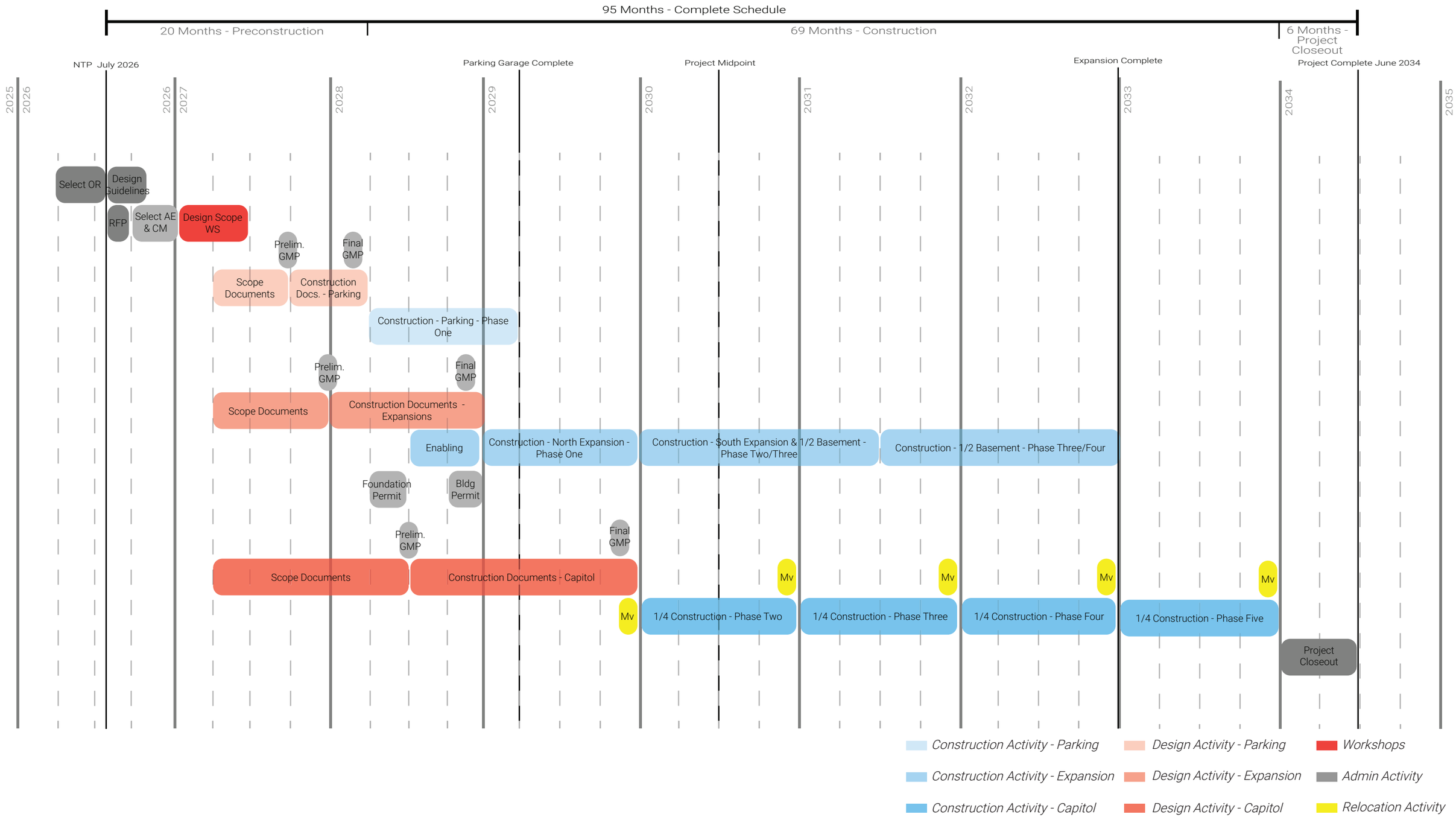
# Proposed Schedule



# Schedule Tracking

## SCHEDULE OVERVIEW

The schedule for the restoration and the expansion of the Missouri Capitol is based on five construction phases as shown below. The procurement, and design process is identified in the schedule and will take approximately 20 months prior to construciton commencing.

The Schedule proposes the following:

- Phase 1 - North Expansion and Parking Garage
- Phase 2 - South Expansion, 1/2 of Basement, 1/4 Capitol Restoration
- Phase 3 - 1/2 of Basement, 1/4 Capitol Restoration
- Phase 4 -1/4 Capitol Restoration
- Phase 5 - 1/4 Capitol Restoration

The total schedule duration is 95 months (7 years, 9 months) from the notice to proceed for the Owner Representative to Project Closeout.

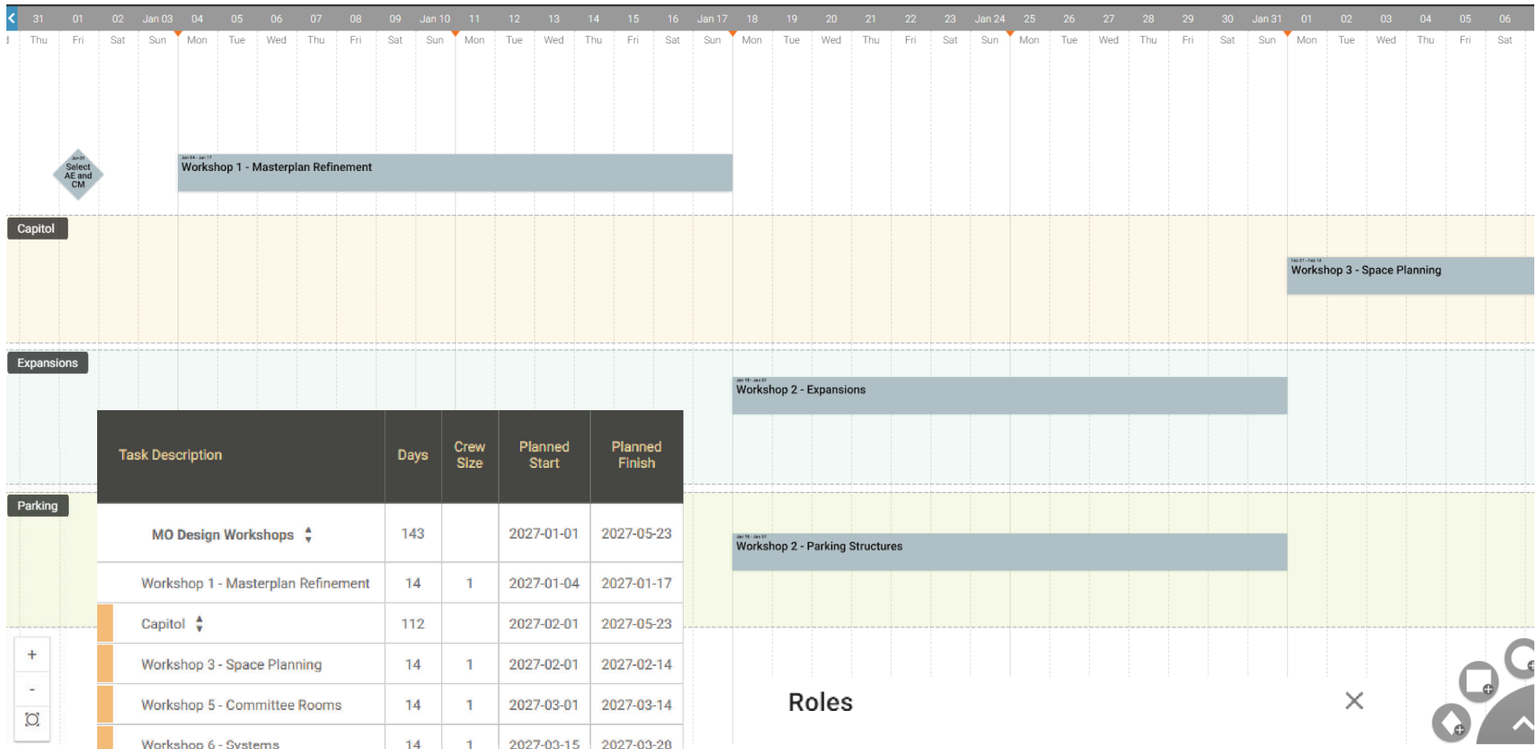
The project schedule will be fully vetted and refined during the collaborative workshops.

## MOVE TRANSITION PLANNING

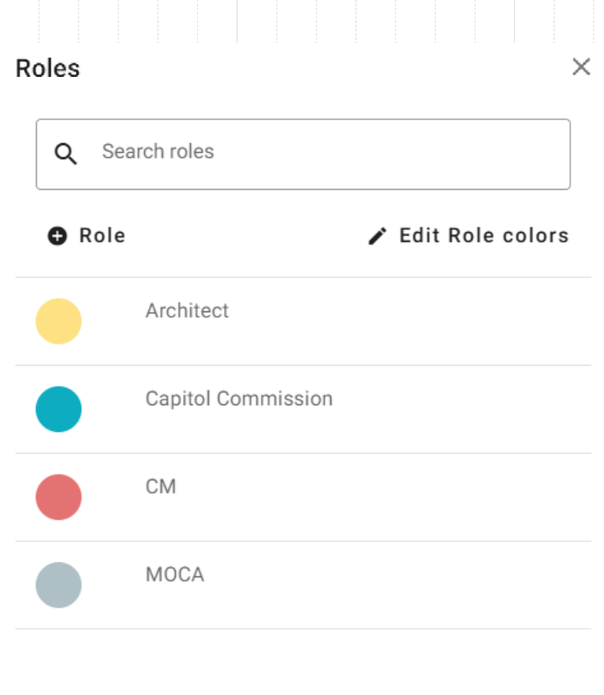
This master plan is based on restoration of the Capitol building in four quadrants (four phases of construction). During our research this was found to be one of the least expensive and most reasonable accommodations for the legislature. The North expansion will be used as swing space where members, staff, and elected officials can be relocated during the restoration of each quadrant. These temporary relocations we anticipate being a simple “box” move, in that individuals will take their work items and individual belongings to the new location. We do not anticipate movement of furniture in or out of the swing space and that the furniture within the historic building will be removed, safeguarded, and returned once the restoration is complete.

## DESIGN SCOPE WORKSHOPS

The objective of the design scope workshops is to work with the Architect of Record and Construction Manager to deliver cohesive design scope documents prior to construction document deliverables. Review of the accepted master plan schemes/concepts as well as clear design guidelines provided by the Owner Representative, presents the Capitol Commission’s goals to all parties. Focus teams will be created in each workshop session to fully resolve the specific topic. Agreed resolutions during these sessions provide the Architect with all necessary information to complete the design documents incorporating all party comments. Dynamic cost modeling and management will also be done each week to prepare a budget that is below or equal to the Fixed Limit of Construction Cost. This is done each workshop so the entire team is focused on maintaining the budget.




| Task Description | Days | Crew Size | Planned Start | Planned Finish |
|---|---|---|---|---|
| MO Design Workshops | 143 | | 2027-01-01 | 2027-05-23 |
| Workshop 1 - Masterplan Refinement | 14 | 1 | 2027-01-04 | 2027-01-17 |
| Capitol | 112 | | 2027-02-01 | 2027-05-23 |
| Workshop 3 - Space Planning | 14 | 1 | 2027-02-01 | 2027-02-14 |
| Workshop 5 - Committee Rooms | 14 | 1 | 2027-03-01 | 2027-03-14 |
| Workshop 6 - Systems | 14 | 1 | 2027-03-15 | 2027-03-28 |
| Workshop 7 - Vertical Transportation | 14 | 1 | 2027-03-29 | 2027-04-11 |
| Workshop 8 - Lighting | 14 | 1 | 2027-04-12 | 2027-04-25 |
| Workshop 9 - Member Offices | 14 | 1 | 2027-04-26 | 2027-05-09 |
| Workshop 10 - Support Spaces | 14 | 1 | 2027-05-10 | 2027-05-23 |
| Expansions | 126 | | 2027-01-18 | 2027-05-23 |
| Workshop 2 - Expansions | 14 | 1 | 2027-01-18 | 2027-01-31 |
| Workshop 4 - Space Planning | 14 | 1 | 2027-02-15 | 2027-02-28 |
| Workshop 5 - Committee Rooms | 14 | 1 | 2027-03-01 | 2027-03-14 |
| Workshop 6 - Systems | 14 | 1 | 2027-03-15 | 2027-03-28 |
| Workshop 8 - Lighting | 14 | 1 | 2027-04-12 | 2027-04-25 |
| Workshop 9 - Member Offices | 14 | 1 | 2027-04-26 | 2027-05-09 |
| Workshop 10 - Support Spaces | 14 | 1 | 2027-05-10 | 2027-05-23 |
| Parking | 14 | | 2027-01-18 | 2027-01-31 |
| Workshop 2 - Parking Structures | 14 | 1 | 2027-01-18 | 2027-01-31 |



# Procurement and Project Delivery

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# Project Delivery

## OWNER RISK PROFILE

Based upon experience with Capitol Restoration Projects, there are six criteria that MOCA typically uses to identify an owner's project risk profile, these are:

1. Owner Structure
2. Public Accountability
3. Project Complexity
4. Project Risk Acceptance
5. Budget Tolerance
6. Schedule Tolerance

These six criteria are scored based upon low, moderate, and high risk to the owner. Once the Risk profile is understood and matched to the project risk, a proper assessment of the delivery method can be compiled.

## MISSOURI RISK PROFILE

The restoration of the Missouri State Capitol and associated extension to the north and south is a risky project. This is largely due to:

- There is little known and will be known about the actual existing condition of the building.
- There is extensive work required in and below the basement.
- Scheduling of moves by the owner and the continued use of the Capitol during construction.
- The volatility and unknowns within the construction industry place the project in a higher risk category.

The owner after review of **the owner risk profile has a low to moderate risk tolerance** and would therefore need to have a delivery method that will allow for unknown conditions to be dealt with while not exceeding the budget or schedule, since they are sensitive to public opinion and to the view of other members of the legislature.

| CRITERIA FOR ALIGNMENT | LOW RISK TOLERANCE | MODERATE RISK TOLERANCE | HIGH RISK TOLERANCE |
|---|---|---|---|
| 1. Owner Structure - is the composition of the owner a single entity owner, non-political owner or multi-headed political owner? | Multiple-headed political owner | Multiple-headed political owner | Single Entity Owner |
| 2. Public Accountability - is the owner accountable to self or to the community as a whole? | State of Missouri | Community | Self |
| 3. Project Complexity - how complex is the project from the ability to know everything about the project? Does the owner require careful mitigation of complex issues or are they willing to accept and work with the complexity of the project? | Require mitigation measures to assure success | Limited mitigation measure required | Acceptance of unknown risk |
| 4. Risk Acceptance - what level of risk will the owner be willing to accept? Is the owner adverse to risk or will the owner accept higher levels of risk? | Adverse to risk | Willing to accept some risk | Acceptance of risk |
| 5. Budget Tolerance - are there budgetary consequences for the owner or can they spend what they need to in order to complete the project? | No budget flexibility | Set budget limited flexibility | Flexible |
| 6. Schedule Tolerance - is the schedule flexibility in that the owner can take occupancy when they need to or are there dates that must be met during construction to keep the owner functioning? | Limited schedule flexibility | Some schedule flexibility | Flexible |

## DELIVERY METHODS

There are several delivery methods that could be used to provide design and construction for the expansion and the restoration of the Capitol. This section will explore the following:

- Design/Bid/Build or the Traditional way of procuring architectural and construction services.
- Progressive Design/Build which is a collaborative and interactive design/build process.
- Construction Manager at Risk or CMr which provides for higher levels of open collaboration and communication for complex projects may require statutory legislation or adjustment.

All delivery methods in one way or another provide the owner with a finished project. Some delivery methods are better than others for specific types of projects. It is critical that the right delivery method is aligned with the critical elements of the project.

The alignment of a project delivery methodology with a project should be based upon the following understanding and willingness or ability of the owner to accept the risks of the project. This then becomes the Owner Risk Profile, The delivery method should be matched and aligned to that profile.

## RECOMMENDATION

MOCA is recommending the use of a **Construction Manager at Risk (CMr) delivery method** for the restoration of the Capitol, South Expansion and North Expansion. The delivery of the Senate and Visitor parking structure will be through Design/Build.

Senate Bill 758 was the initial bill, created in 2022, providing authorization to the Office of Administration for the use of both Construction Manager at Risk and Design/Build for large projects. House Bill 199 passed in 2025 and awaiting signature of the Governor (at the time of this writing) reauthorizes the use of both delivery methods and eliminated the sunset provisions so that they can be used going forward once the Governor signs the legislation.

# Delivery Methods

## DESIGN/BID/BUILD OR TRADITIONAL

Design/Bid/Build or the traditional process of procuring an architect and a contractor is as follows:

1. Owner creates a set of owner requirement documents and a Request for qualification from Architects. This is developed by the Owner Representative.
2. The Owner then issues the RFQ and goes through a selection process to identify who the most qualified architect is. The fee and the contract are then negotiated.
3. The architect uses the owner requirement documents and meeting with the owner after the design period to design the building.
4. The Architect provides a set of construction documents, as well as, a specification and estimate of probable cost to the owner for bidding.
5. The documents are then offered to contractors to bid.
6. The Contractor who has the lowest bid is awarded the project.

Typically this procurement method has been used with success in the following types of projects:

- New construction projects where most all elements of the projects are known and easily obtained.
- Projects where the schedule will allow for changes or modifications in drawing to accommodate or redesign back to budget.
- Projects where the owner is more interested in the design quality of the project and less concerned about the cost of the project.

Projects where this delivery method has not worked well includes:

- Projects with a high degree of unknown work or unforeseen conditions. The contractor will typically exclude these elements from the bid and once encountered will provide a high price in terms of change orders to address the unforeseen or unknown condition.

This delivery method is not recommended due to the high probability of unknown elements and the risk to the budget and schedule.

## DESIGN/BUILD

Design/Build method procures the architect and a contractor as a single package as follows:

1. Owner creates a set of owner requirement documents. This is developed by the Owner Representative.
2. The Owner then issues the RFQ/RFP and goes through a selection process to identify the most qualified D/B team. The D/B team will be selected in one of three ways:
   - A competition where the D/B team submits a design and price for the work. (Typical Design Build)
   - A competitive price to constructing the work based upon the owner requirement documents. (Modified Design Build)
   - A set of qualifications and the fee with the design and the cost of the work to be determined in a collaborative manner. (Progressive Design Build)

Design/Build Delivery Method is best utilized in one of two ways:

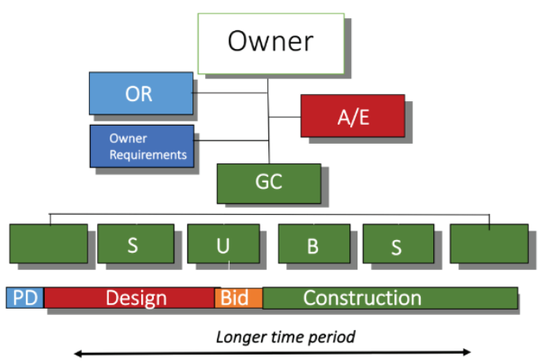
1. Within a typical Design Build project, the owner provides all the information to the design build team and they develop a design along with the price. The owner has the opportunity to select a design with the associated price. The contractor is then completely committed to deliver that design for the price. This method of delivery is best for projects with a high degree of certainty that the owner project requirements will not change and there is a low number of unknown or unforeseen conditions.
2. Progressive Design Build is a modification to the design build method that allows for the design build team to work with the owner to develop the project design and budget. Upon completion of the design, the design build team signs a Guaranteed maximum price (GMP). Progressive Design Build within the proper structure could be a recommended delivery method for this project, however, care must be taken in the selection of the design build team that understands design-build delivery. Additionally, in some design build organizational structures, the designer is limited to their collaboration and interaction with the owner; this would need to be avoided.

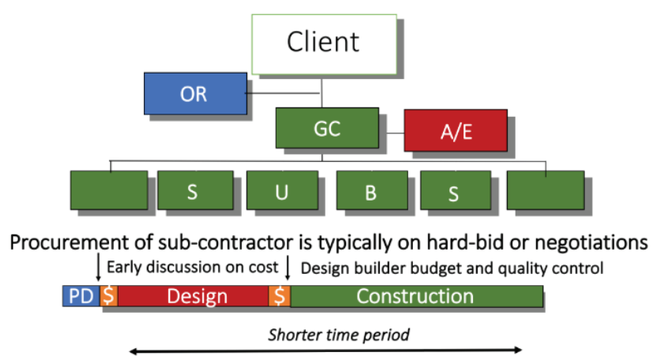
## CONSTRUCTION MANAGER AT RISK

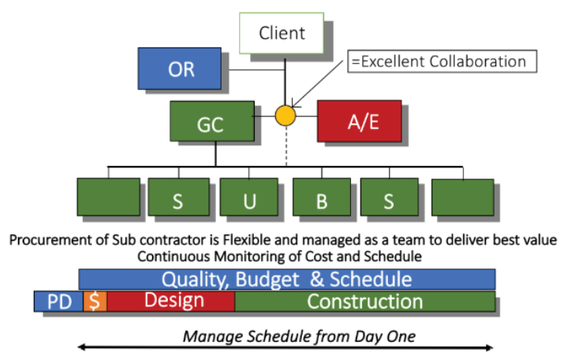
Construction Manager at Risk is a process of procuring an architect and a contractor is as follows:

1. The Owner creates a set of owner requirement documents. This is developed by the Owner Representative.
2. The Owner then issues the RFQ/RFP and goes through a selection process to identify the most qualified architect and the Construction Manager CMr) for the project.
3. The Owner, Owner Representative, Architect and the CMr meet together in workshops to review and develop the design using the owner requirement documents to guide the design.
4. The CMr, during the design process, will provide investigative services including limited selective demolition to learn as much about the unknown conditions of the building as possible before the development of the GMP.
5. Throughout the design, the CMr continues to refine the budget as the architect provides updated drawings of the project.
6. Within the GMP, the CMr will carry a variety of contingencies that are used to maintain and manage the project. These contingencies are either used to complete the project or are returned to the owner at the end of the project.
7. The complete cost process is an open book and available to the owner from the start to the completion of the project.
8. Once the Owner agrees to the GMP, the CMr is then released to build the project. The GMP obligates the CMr to deliver the design for the provided cost.
9. While effort is taken to identify all unknown conditions, there are always some that are not found. The CMr and architect will present options to the owner who will have the ability to choose how to proceed with the scope of the work. This offers the greatest degree of flexibility of any of the delivery methods.

This process has been used on most of the Capitol Restorations throughout the county including: Utah, Idaho, Wyoming, Kansas, California, and Minnesota. This process is recommended for use on the Restoration of the Missouri State Capitol and may require legislative action.



# Procurement

## SELECTION PROCESS

Three Contracts – OPM, AE & CMr
1) OPM - One Step Process Qualifications and Management plan basis of selection. Negotiate following selection. The Owner will provide an outline of duties and responsibilities for which the OPM is to provide their qualifications and Management plan. This shall be compatible with this Master Plan document. It is recommended that along with the selection of the OPM, that the OPM retain for the project a qualified Historic preservation Architect to address and advise on the historic elements of the Capitol Restoration. This position should not be assigned to the Architect.

Following the selection of the OPM, the OPM will then provide the owner with all the materials for the selection of the architects and the CMR. This material shall include:
- Comprehensive Master Plan documents
- Updated budget and schedule
- Principles, Guidelines, and Imperatives
- Workshop schedule
- Organizational structure of the project
- RFQ and RFP language for the Architect and CMr to be incorporated into contract

2) AE & CMr Teams selection - Two step process:
- Step One - Qualifications
  - Background of firm
  - Project specific experience in historic restorations with references
  - Specific Personnel in historic restorations
- Step Two - Management Plan, Interview and Fee
  - Owner provided information (see above)
  - Management Plan to include:
    - Approach / Pre-Design / Design
    - Buyout / Construction
    - Budget Estimate (CMr only)
    - Contract Terms / Fee
  - Negotiate following selection

## OWNER PROVIDED INFORMATION (FROM THE OPM)

Prior to the owner issuing the solicitation documents, the OPM will provide the following:
- Request for qualification - Stage One
- Request for proposal - Stage Two
  - Comprehensive Master Plan
  - Preliminary Pre-Design
  - Design Guidelines Outline
  - Design Process Outline
  - Terms / Conditions of Collaborative Relationships
  - Proposed Contract A/E or CMr

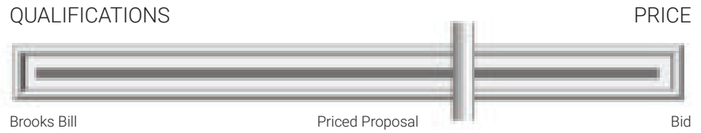
## COLLABORATIVE DESIGN PROCESS

Following the selection and completion of negotiations:
The OPM will:
- Work directly with and communicate to the MSCC, Missouri State Capitol Commission
- Complete the Design Guidelines and Imperatives for the project.
- Provide programing and management of the process with the Commission.
- Will organize and manage the Design Scoping Workshops and design process.
- Conduct the collaborative weekly design sessions.
- Compile summary documents from the design scoping workshops.

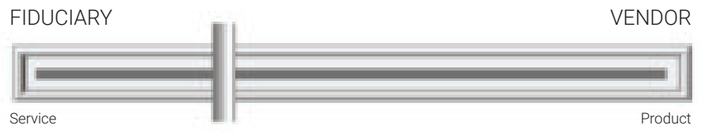
The A/E will:
- Collaborate with the OPM in all areas of the project.
- Complete the Design.
- Review and comply with the Historic Structures Report (SHPO).
- Review and provide comment to the OPM on the Design guidelines & Imperatives during workshops.
- Provide outline specifications supportive of the Design Guidelines.
- Participate fully in all the Design Scoping Workshops.
- Participate in the Summary Document development.
- Collaborate with the Historic Preservation Architect working with the OPM.
- Implement the program developed by the OPM for the Commission.
- Complete Scope Documents.
- Complete Construction Documents.
- Participate in all construction related processes.

The CM will:
- Collaborate with the A/E and OPM on all elements of the project.
- Collaborate with the completion of the design.
- Provide Project and workshop cost estimates throughout the design scoping workshop.
- Provide a scope document estimate.
- Provide three estimates during construction documents (40%, 65% and 90%).
- Provide a schedule and schedule updates as new information affecting the schedule is discovered during scoping workshops and construction documents.
- Provide a complete GMP to the owner.
- Provide all services related to the construction of the work as described in the contract documents.


**NUMBER OF CONTRACTS**

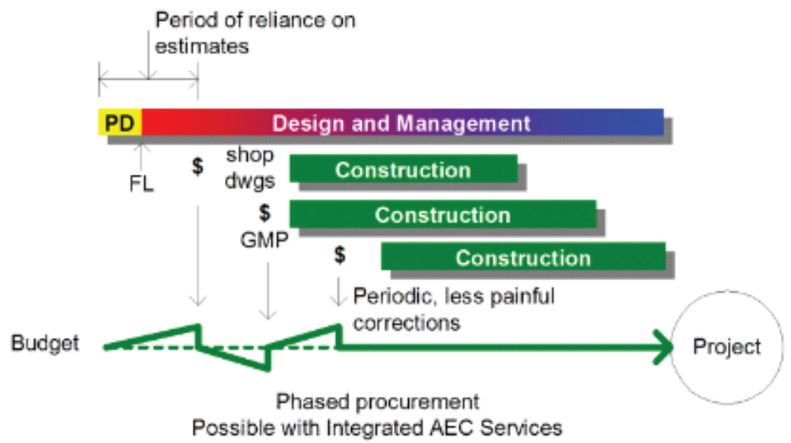



**SELECTION CRITERIA**




**RELATIONSHIP**


**TERMS OF PAYMENT**



# Procurement

## CONTRACT TERMS

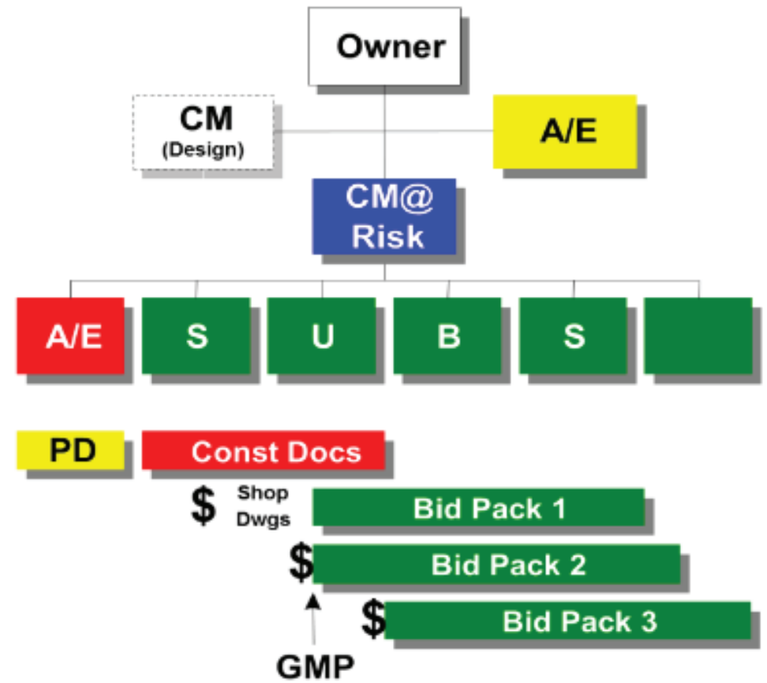
- There shall be an established Fixed Limit of Construction Cost (FLCC).
- The Owner, Architect and Contractor will agree to work together to complete the work for the FLCC. The Owner, Architect and CMr will continue to work together with all diligence to provide a GMP within the FLCC for no additional fee regardless of how long it takes. Each must exercise the appropriate standard of care in executing their responsibility with one another.
- The owner shall establish a Satisfaction Fee/Bonus for the Architect and the CMr as follows:
    - The Architect and CMr will each place 5% of their "fee" at risk. This shall be the portion of the fee that is earned by satisfying the owner.
    - The owner will then match the amount placed at risk by the AE/CMr. This shall be a bonus that the owner provides for satisfaction.
    - The Owner shall judge the level of satisfaction on the following criteria:
        Schedule
        Budget
        Quality
        Safety
        Relationship
- The team will rank these items and each quarter throughout the project, the owner will conduct a satisfaction review meeting. A score of 90% or better will receive 100% of the Fee/Bonus, a score of 80% but less than 90% will receive 90% of the Fee/bonus and so on. The AE/CMr will have the opportunity to earn back the portion of the lost fee at the following quarterly review, however, the bonus portion is lost as a penalty.
- The CMr may provide permanent construction with own forces upon request of CMr and review and approval of owner.
- The CMr must identify a contingency of 8-10%, which will be 100% returnable to the State. No shared savings will be accepted.
- CMr to provide 3 competitive bids for each sub-category.
- Each team member commits to designing within the established budget.
- Owner will have full Audit Privileges. All open book accounting.
- GMP at 80% of sub bids, based on 100% of bid docs.

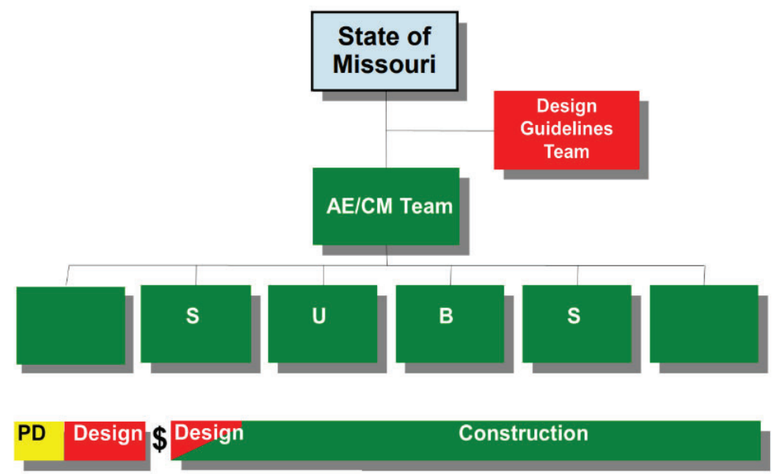
## PAYMENT TERMS

OPM, A/E, CMr

- Lump Sum Fixed Fee for design and construction for the project. Paid monthly as a percent complete.
- CMr Pre-Construction Fixed Fee for design phase services. Paid monthly as a percent complete.
- CMr Construction Services, GMP, with a Fixed Fee and cost reimbursable for labor and materials. GMP shall include:
    General Conditions Construction
    CMr Labor
    Sub Contractor Labor and Materials
    CMr Fee
    10% Construction Contingency

Paid Monthly deriving from a schedule of values approved by the State for work complete and in place or stored.



# Commission Governance

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# Governance

## MISSOURI STATE CAPITOL COMMISSION (MSCC)

In 2018, the Missouri Legislature passed Senate Bill 843, which established a Missouri State Capitol Commission (Commission).

The commission shall consist of nine persons, as follows:

- The commissioner of the Office of Administration
- One member of the Senate from the majority party, appointed by the President Pro Tempore of the Senate
- One member of the Senate from the minority party, appointed by the Minority Leader of the Senate
- One member of the House of Representatives from the majority party, appointed by the Speaker of the House of Representatives
- One member of the House of Representatives from the minority party, appointed by the Minority Leader of the House of Representatives
- One employee of the House of Representatives appointed by the Speaker of the House of Representatives
- One employee of the Senate appointed by the President Pro Tempore
- Two members appointed by the Governor with the advice and consent of the Senate.
- The Lieutenant Governor shall be an ex officio member of the commission.

At the first meeting of the commission and at yearly intervals thereafter, the members shall select from among themselves a chairman and a vice chairman.

The commission shall hold at least four regular meetings each year and such additional meetings as the chairman deems desirable at a place and time to be fixed by the chairman. Special meetings may be called by five members of the commission upon delivery of written notice to each member of the commission. Reasonable written notice of all meetings shall be given by the director to all members of the commission. Five members of the commission shall constitute a quorum. All actions of the commission shall be taken at meetings open to the public. Any member absent from six consecutive regular commission meetings for any cause whatsoever shall be deemed to have resigned and the vacancy shall be filled immediately in accordance with subsection 1 of this section.

The commission shall provide a report to the Governor and the general assembly annually.

The duties of the Commission under 8.007 include:

1. Exercise general supervision of the administration of sections 8.001 to 8.007.
2. Evaluate and approve capitol studies and improvement, expansion, renovation and restoration projects [to be paid for with funds appropriated from the state capitol commission fund] including, but not limited to, the "21st-Century State Capitol Restoration Project", which includes, but is not limited to, the development and implementation of a comprehensive master plan for the restoration, protection, risk management and continuing preservation of the Capitol building, grounds and any annex areas. For purposes of this section, "annex areas" shall mean the building currently occupied by the Missouri department of transportation located at 105 West Capitol Avenue in Jefferson City, if used to house members of the general assembly or legislative support staff, or any new building constructed for such purposes;
3. Exercise ongoing supervision and coordination of the Capitol building, grounds and any annex areas;
4. Evaluate and recommend courses of action on the restoration and preservation of the Capitol, the preservation of historical significance of the Capitol and the history of the Capitol;
5. Evaluate and recommend courses of action to ensure accessibility to the Capitol for physically disabled persons;
6. Advise, consult and cooperate with the Office of Administration, the archives division of the office of the Secretary of State, the Historic Preservation Program within the Department of Natural Resources, the division of tourism within the Department of Economic Development and the Historical Society of Missouri in furtherance of the purposes of sections 24 8.001 to 8.007;
7. Be authorized to cooperate or collaborate with other state agencies and not-for-profit organizations to publish books and manuals concerning the history of the Capitol, its improvement or restoration;
8. On or before October first of each year, submit to the budget director and the general assembly estimates of the requirements for appropriations for the Capitol building, grounds and any annex areas for the year commencing on the following first day of July;
9. Encourage, participate in or conduct studies, investigations, and research and demonstrations relating to improvement and restoration of the state Capitol it may deem advisable and necessary for the discharge of its duties pursuant to sections
8.001 to 8.007;
10. Hold hearings, issue notices of hearings and take testimony as the commission deems necessary; and
11. Initiate planning efforts, subject to the appropriation of funds, for a centennial celebration of the laying of the capstone of the Missouri State Capitol.

# Governance

## RECOMMENDED ORGANIZATIONAL STRUCTURE

The statute gives authority for the Missouri State Capitol Commission (MSCC) to plan, develop and oversee the restoration and expansion of the Missouri State Capitol using funds from the "Missouri State Capitol Fund". This is a large undertaking for a part-time appointed commission where every member of the MSCC has full-time responsibilities elsewhere. In considering the organizational structure of the MSCC and the magnitude of the restoration in both time and money, the MSCC should consider the appointing of an executive director to assist the board in performing its duties.

Additionally, it is recommended that to assist the project, the development of a budget and operations subcommittee be organized to review and make recommendations to the MSCC regarding:
1. the executive director's annual performance; and
2. the executive director's suggestions for staff, including staff duties, performance, compensation, and personnel;
3. make rules governing the review, compensation, and bonus process for the executive director and staff.

The executive director shall be responsible for:
1. Development and implementation of a master plan with a projection of at least 20 years concerning the stewardship responsibilities, operation, activities, maintenance, preservation, restoration, and modification of the Capitol and Capitol grounds
2. Develop a plan to restore and maintain the building:
• Preserving the architectural integrity
• Developed within a Campus Setting
• Open safe and secure facility
3. Prepare, and recommend for board approval, an annual budget and work plan, that is consistent with the master plan, for all work in association with restoring and maintaining the Capitol and constructing the Capitol extension.
4. Develop a furnishings plan.
5. Develop an operations, maintenance, and janitorial program working with the Office of Administration to implement and maintain the Capitol and extensions.
6. Develop and maintain a registration system and inventory of the contents of the Capitol following the restoration.
7. Direct in matters dealing with the preservation of historic materials.
8. Make recommendations on conservation needs to the MSCC and contract for conservation services for objects of significance.
9. Prepare for MSCC all requests for all art and exhibits to be placed in the Capitol or on Capitol grounds MSCC approval. Following approval implement.
10. Employ staff to assist in duties.
11. Contract for professional services of qualified consultants, including architectural historians, landscape architects with experience in landscape architectural preservation, conservators, historians, program mangers, owner representatives, architects, engineers, artists, exhibit designers, craftsmen and others as needed.
12.Prepare annually a complete and detailed written report for the board that accounts for all funds received and disbursed by the board during the preceding fiscal year.

## GOVERNANCE RECOMMENDATIONS

• Adopt by-laws for operations, including development of subcommittee, budget/operations and presentations and Art. The development of subcommittee that
meets between the regular meeting of the commission is one way to address this (monthly).
• Commission Management - It is best to have members of the Commission make recommendations to other members of the commission for approval.
Subcommittees -
• Preservation Subcommittee
• Budget Subcommittee
• Art and Memorial Subcommittee
• Stewardship Subcommittee
• Capitol Security Subcommittee
• Quarterly Commission Meetings - decision making meetings. The subcommittee will make recommendations that will go to the Commission.
• What items need to go to the MSCC:
Financial commitments.
Budgets and Budget projections.
Change orders above $100,000 on construction projects where a project has been funded.
Reports on all approved changes and uses of contingency funds.
Development and approval of Guaranteed Maximum Price (GMP) for the Restoation/Construction.
Changes in schedule.
Changes in Scope above $100,000 of the approved GMP.
Approval of the Guidelines and Summary Documents.
• Annual Report
Financial Reporting for previous year
• Fund Raising
• Expenditures
• Budget recommendations for the coming year
• Accounting previous years budgets
Projects
• Planning
• Design
• Construction
• Completion
• Event Management—Stewardship committee.
Online form to OA FMDC:
• Guidelines need to be put in place that work with the Capitol Events Management.
• Amend the rules—Approval of the Events needs to be brought to the subcommittee.
• Develop a fee to use Capitol to pay for maintenance following events.
• Create docent program for tours, working with Missouri State Parks.
• Maintenance of historic materials—Create a stewardship manual for: Bronze, stone and other materials.
• Art stewardship—conservation of murals and art.
• Maintenance manual development to provide guidance—develop common guidelines for cleaning and management which OA, Senate and House may use to maintain Capitol. These need to be developed based upon the results of the preservation of the Capitol.

# Stewardship

## STEWARDSHIP PLAN

With the completion of this restoration of the Capitol, the MSCC's primary focus will be to function as a Steward for the Capitol. This activity will focus upon the operational aspects, conservation needs and maintenance responsibilities of the physical Capitol as well as art and landscaping.

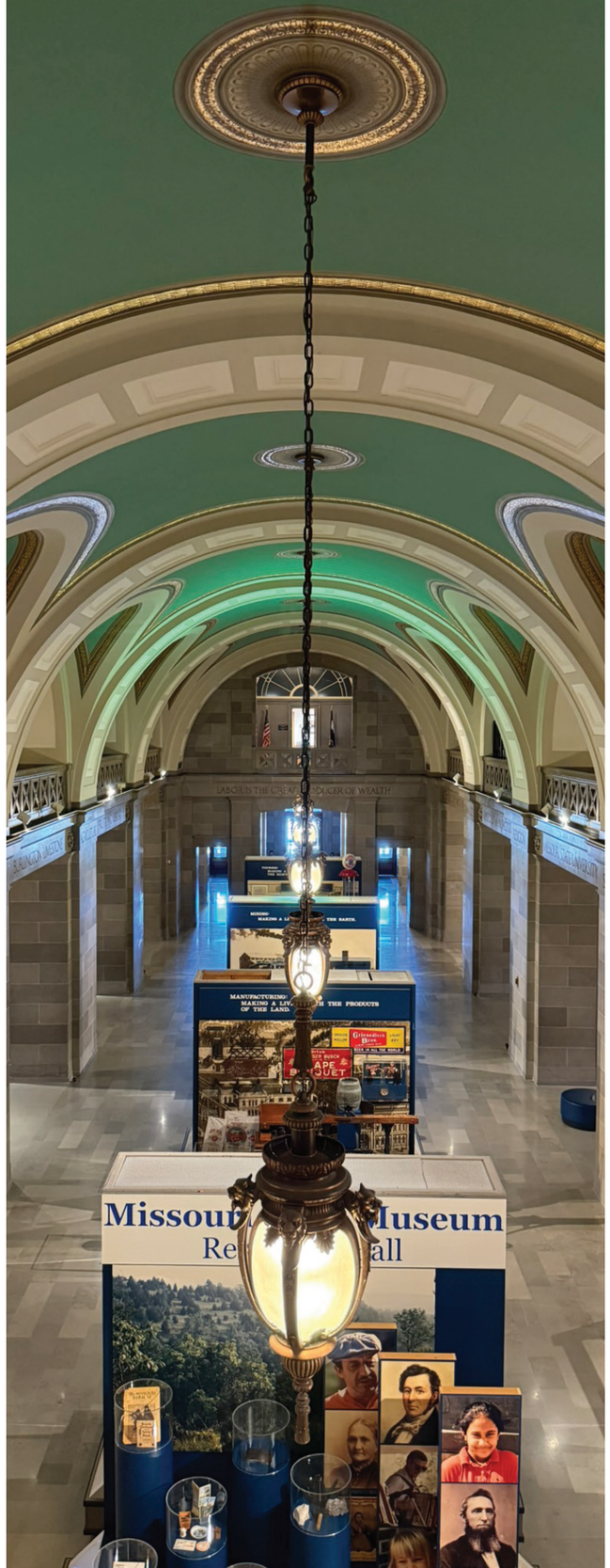
It will be imperative that the Capitol be maintained in a fashion that is consistent with each of the critical materials. During the development of the restoration documents and specifications, the materials and finishes will need to have cleaning and care standards and procedures developed to avoid future damage.

This maintenance and cleaning manual shall at a minimum include the following:

- Decorative Art on Walls and Ceilings
- Stone Walls Interior
- Exterior Stone
- Bronze Light Fixtures
- Brass Fixtures
- Decorative Rail
- Stone Floors
- Windows
- Skylights
- Stained Glass
- Painted Glass
- Bronze Sculpture
- Bronze Busts
- Bronze Plaques and Elevators



WHERE THERE IS NO VISION THE PEOPLE PERISH
Missouri State Museum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